



## Arlington Conservation Commission

**Date:** Thursday, April 1, 2021

**Time:** 7:30 PM

**Location:** Conducted by Remote Participation

Please note: The listing of matters are those reasonably anticipated which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law.

### Agenda

#### 1. Administrative

- a. In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the April 1, 2021 public meeting of the Arlington Conservation Commission shall be physically closed to the public to avoid group congregation. The meeting shall instead be held virtually using Zoom.

Topic: Conservation Commission Meeting

Time: March 18, 2021 07:30 PM Eastern Time (US and Canada)

***Register in advance for this meeting:***

<https://town-arlington-ma-us.zoom.us/meeting/register/tJwkfu6grzgrG9ffXwQvOsF4i4JFz129k-Xn>

Members of the public are strongly encouraged to send written comment regarding any of the hearings listed below to Conservation Agent Emily Sullivan at [esullivan@town.arlington.ma.us](mailto:esullivan@town.arlington.ma.us).

Please read Governor Baker's Executive Order Suspending Certain Provision of Open Meeting Law for more information regarding virtual public hearings and meetings: <https://www.mass.gov/doc/open-meeting-law-order-march-12-2020/download>

- b. Review draft 03/18/2021 minutes
- c. Review Commission finances
- d. Review spreadsheet of all projects issued conservation permits
- e. Discuss new proposal for Lexington ACROSS signage on Arlington properties

#### 2. Updates

- a. Discuss updates to the 1165R Mass Ave comprehensive permit application
- b. Discuss updates to the Thorndike Place comprehensive permit application.

#### 3. Discussion

- a. 7:45pm Discuss synthetic turf field with Arlington Catholic High School

- b. 8:15pm Discuss project opportunities for Cooke's Hollow

4. Hearings

**Request for Certificate of Compliance**

**Request for Certificate of Compliance:46 Spy Pond Parkway  
MassDEP File #091-0300**

The project as approved proposed to raze and rebuild an existing single family home and add resource area improvements through a native vegetation buffer along Spy Pond and pervious 8:30pm paver driveway, walkways, and patio in the 100-ft wetlands buffer and AURA of Spy Pond. The project was approved on 11/20/2018.



## Town of Arlington, Massachusetts

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### Review draft 03/18/2021 minutes

#### Summary:

Review draft 03/18/2021 minutes

#### ATTACHMENTS:

Type	File Name	Description
Minutes	03182021_Minutes_Conservation_Commission.pdf	Draft 03/18/2021 Minutes



## **Arlington Conservation Commission**

Date: March 18, 2021

Time: 7:30pm

Location: Conducted through Remote Participation using Zoom

### **Minutes**

Attendance: Commission Members Susan Chapnick (Chair), Mike Gildesgame, Pam Heidell, Nathaniel Stevens, Chuck Tirone (Vice Chair), and David White; Associate Commissioner Cathy Garnett and Doug Kilgour; and Conservation Agent Emily Sullivan. Commissioner Dave Kaplan was not in attendance. Members of the public included James Juliano (46 Spy Pond Parkway), Sean Galvin (46 Spy Pond Parkway), Mary O'Connor (1165R Mass Ave), Kyle Zick (1165R Mass Ave), Laura Krause (BETA Group, Town Third-Party Reviewer for 1165R Mass Ave), Randy Miron (1165R Mass Ave), Daniel St. Clair (1165R Mass Ave), Dan Wells (1165R Mass Ave), Christian Klein (Arlington ZBA), Patrick Hanlon (Arlington ZBA), Paul Boutchia, Tia Harrison, Beth Melofchik, Ellen Cohen, G Sonder, and Brendan Horigan.

### **02/18/2021 Meeting Minutes**

The Commission discussed edits to the draft 02/18/2021 minutes. N. Stevens motioned to approve the minutes as edited, M. Gildesgame seconded, all were in favor, motion approved. A roll call vote was taken. S Chapnick voted yes, M. Gildesgame voted yes, P. Heidell voted yes, N. Stevens voted yes, C. Tirone voted yes, and D. White voted yes.

### **03/04/2021 Meeting Minutes**

The Commission discussed edits to the draft 03/04/2021 minutes. N. Stevens motioned to approve the minutes as edited, D. White seconded, all were in favor, motion approved. A roll call vote was taken. S Chapnick voted yes, M. Gildesgame voted yes, P. Heidell voted yes, N. Stevens voted yes, C. Tirone voted yes, and D. White voted yes.

### **Community Preservation Act Update**

P. Heidell provided a summary of the CPA Committee's recommendations to Town Meeting. The CPA Committee recommends that the Spy Pond North Beach Ramp renovation project, submitted by the Conservation Commission, and the Public Land Management Plan project, submitted by the Department of Planning and Community Development, both receive funding for FY2022. Additionally, the CPA Committee recommends that the projects submitted by the Park and Recreation Commission. the Spy Pond Playground renovation project and the Hurd Field renovation project receive,



funding for FY2022. P. Heidell stated that there will be a surplus of CPA funds in FY2022 due to a major project rescinding its funding application.

P. Heidell recommended that the Commission review the memo she wrote to the Commission in 2019 regarding CPA-eligible water bodies projects prior to the FY2023 CPA application period.

### **Request for Certificate of Compliance: 46 Spy Pond Parkway**

MassDEP File #091-0300

#### *Documents Reviewed:*

- 1) *46 Spy Pond Parkway NOI*
- 2) *46 Spy Pond Parkway OOC*
- 3) *46 Spy Pond Parkway Request for Certificate of Compliance and As-Built*
- 4) *46 Spy Pond Parkway Additional RCOC Materials, dated 02/25/2021*
- 5) *COC Internal Checklist*

#### *Resource Areas:*

- *100-ft Wetlands Buffer*
- *Adjacent Upland Resource Area*

The project as approved proposed to raze and rebuild an existing single family home and add resource area improvements through a native vegetation buffer along Spy Pond and pervious paver driveway, walkways, and patio in the 100-ft wetlands buffer and AURA of Spy Pond. The project was approved on 11/20/2018.

E. Sullivan presented the project history to the Commission. According to the RCOC Letter, the project as-built differs from the approved plans as follows:

1. The planting area adjacent to Spy Pond is 742 sqft, a reduction from the proposed 890 sqft planting area.
2. The backyard patio was constructed at 25.8' x 17.8' as shown on the referenced site plan not at 17' x 17' as noted in Condition 40 of the Order of Conditions.
3. A larger basement access was constructed at the rear of the house. The paver access patio is 75 sqft with 36 sqft of an added wall and steps, an increase from the proposed 50 sqft access.
4. The impervious area within the 100 ft Buffer Zone is 990 sqft, an increase from the proposed area of 771 sqft.

J. Juliano reviewed the Additional Request for Certificate of Compliance letter and the reasons for the four discrepancies between the approved plans and as-built plans.

N. Stevens asked why the Applicant did not request a minor amendment to the permit for the changes. J. Juliano stated that the Applicant mistakenly thought the contractor was working with the Commission on the plan amendments.

N. Stevens asked whether the mitigation planting area was smaller than approved. E. Sullivan stated that all of the approved plants (quantity and species) were planted in the

mitigation area, but according to the as-built the square footage of the mitigation area is smaller than what was approved.

P. Heidell asked whether the Applicant share the Order of Conditions with the contractor. J. Juliano confirmed that the Order of Conditions was shared with the contractor.

P. Heidell asked for more information regarding the increase in patio size. P. Heidell asked why a higher water table resulted in an increase in patio size, rather than adding more steps to a more elevated patio. J. Juliano stated that more steps would have created a steepness issue.

D. White asked whether the Applicant could plant more plantings to mitigate for the larger patio. S. Chapnick agreed that more plantings would be sufficient mitigation for the larger patio.

C. Tirone stated that the Applicant should not have expected that the contractor would work with the Commission on plan amendments. Ultimately, the Applicant's name is on the permit and is responsible for the compliance of the project.

N. Stevens stated that the Commission needed confirmation on whether the mitigation area is indeed smaller than approved. The Commission should require that the mitigation area be at minimum, the size it was approved, and then the Applicant could plant additional plantings to mitigate for the larger patio.

The Commission asked C. Garnett whether the approved plantings would be impacted by being installed in a smaller area than approved. C. Garnett stated that she could not make that determination without visiting the site, but that the Applicant should determine that himself, rather than having her assess the condition of the plantings.

P. Heidell stated that this project was approved around the same time that 47 and 49 Spy Pond Lane were permitted. P. Heidell was more comfortable approving 46 Spy Pond Parkway than 47 and 49 Spy Pond Lane because the approved plan for 46 Spy Pond Parkway was not closer to the resource area than the pre-existing home. Now that the patio is larger, it is closer to the resource area. P. Heidell reminded the Commission that 47 and 49 Spy Pond Lane have 25-ft wide mitigation planting buffers, and so P. Heidell thinks that the mitigation area for 46 Spy Pond Parkway should be wider than the originally approved mitigation area.

S. Galvin stated that he was willing to work with the Commission and plant additional mitigation plantings. S. Galvin stated that the Commission seemed punitive and was responding to this request as if he had committed a crime.

N. Stevens stated that S. Galvin did not follow the requirements of the project's permit, resulting in a significant variation from the approved plans. As such, S. Galvin needed to mitigation for the additional impact to the resource area.

The Commission asked for confirmation regarding the size of the mitigation planting area. The additional information should be submitted by Monday, March 29, 2021. D. White motioned to continue the hearing to the Commission's April 1, 2021 meeting, N. Stevens seconded, all were in favor, motion approved. A roll call vote was taken. S Chapnick voted yes, M. Gildesgame voted yes, P. Heidell voted yes, N. Stevens voted yes, C. Tirone voted yes, and D. White voted yes.

### **1165R Mass Ave 40B Comprehensive Permit Update**

The Commission discussed the 1165R Mass Ave comprehensive permit application. L. Krause from BETA summarized the wetlands resource area review letter submitted by BETA, dated March 11, 2021. The review letter stated that the Applicant had not provided clear and sufficient information describing the Site, the work, and the effects of the work on wetland resource areas and had not included sufficient information to demonstrate compliance with the general performance standards. Specifically, BETA recommended that the Applicant provide the following information:

- An evaluation of the Project's compliance with the Riverfront Area performance standards for the portions of the Site that do not qualify as Degraded Riverfront Area that addresses the restoration requirements for impacts in non-degraded Riverfront Areas.
- A detailed planting plan of the site with a higher density of native plantings along Mill Brook. The planting plan should consider the shading of Mill Brook and improvement to native wildlife habitat. The planting plan should also include the vegetation proposed along the relocated Ryder Brook.
- Bridge elevation plans that depict the proposed bridge structure in relation to the floodplain elevation to confirm the Project will not result in fill of the 100-year floodplain.
- An assessment of resource area enhancements to the Bank and Land Under Water for the relocated Ryder Brook, as required by the Bylaw.
- An assessment of impacts to the Adjacent Upland Resource Area (AURA) that is currently vegetated and calculations of any change in impervious area within the AURA.

Overall, BETA stated that the Applicant had not yet provided sufficient information for the ZBA to make an informed decision to grant Bylaw Waivers.

C. Tirone emphasized that the Applicant should submit a planting plan that proposes plantings throughout the entire site, and not just along Mill Brook and Ryder Brook.

S. Chapnick clarified that this meeting was not a hearing for the 1165R Mass Ave Comprehensive Permit Application, but that this was just a discussion between the Commission, the Applicant, and the Town's third-party reviewer BETA.

D. Wells presents a revised plan for the relocation of Ryder Brook. The revised relocation includes elongating Ryder Brook from its current 120 linear feet of open stream to 129 linear feet of open stream. The revised plan proposes to increase the

length of Ryder Brook's open stream by 9 linear feet. The revised plan proposes to relocate Ryder Brook across the northern boundary, turning along the western boundary of the site. The revised plan proposes to install riprap and rocks along the stream bed and banks for stabilization. Additionally, the revised plan includes planting seven (7) trees, thirty (30) shrubs, and twenty-seven (27) perennials along the relocated Ryder Brook. D. Wells stated that the majority of plants currently within and along Ryder Brook are non-native invasive species, and that the stream is scoured and eroded. The proposed relocation of Ryder Brook would create a healthier stream ecosystem with better quality habitat.

D. Wells also presented a revised plan for the areas along Mill Brook. The revised plan proposes more plantings along Mill Brook and limited pedestrian pathway along Mill Brook.

C. Tirone recommended that the Applicant include coir fascine logs along the relocated Ryder Brook for more natural erosion control and bank stabilization. C. Tirone also recommended designing swale in the area, similar to what was constructed on the Brigham's site.

R. Miron stated that the relocated Ryder Brook will be 2.5 larger than the existing Ryder Brook with three times the water volume capacity for more effective stormwater management.

C. Tirone recommended that the Applicant extend the open stream of the relocated Ryder Brook to the corner of the proposed garage adjacent to the relocation area. C. Tirone stated that extending Ryder Brook's open stream even more would provide additional project enhancements and mitigation.

P. Heidell stated that the Applicant should vegetate the area along Mill Brook even more, and that the proposed parallel parking spots across from Mill Brook in the western portion of the site should be converted to allow for more planting along the brook.

R. Miron stated that the Applicant needed to provide a turning radius for the gates located along the property line to allow for egress to and from the adjacent landscaping business.

N. Stevens stated that he support the comments provided thus far by C. Tirone and P. Heidell. N. Stevens stated that the planting plan should include shade tolerant plant species in the more shaded areas of the site.

D. White appreciated the Applicant's revisions that have improved the proposed plan, but thought there was opportunity to improve the plan even more to enhance the resource areas onsite.

C. Garnett stated that the water regime and conditions along Mill Brook on the Brigham's site are different than those on this site, and so a swale might not be appropriate at this site.

S. Chapnick stated that she did not think that the ZBA should grant any conservation waivers for the project since the Applicant can meet the Bylaw's performance standards as outlined in BETA's review letter dated March 11, 2021. Additionally, S. Chapnick stated that the Commission should be consistent regarding waiver requests, and that the Commission recommended that no conservation waivers should be granted for the Thorndike Place Comprehensive Permit so the Commission should recommend the same for the 1165R Mass Ave Comprehensive Permit.

M. Gildesgame agreed - it seemed like the Applicant did not need any conservation waivers and could comply with the Bylaw and Regulations' performance standards.

M. O'Connor stated that the project would be uneconomical if Ryder Brook was not relocated due to the availability of space for buildings.

S. Chapnick asked N. Stevens whether he had a chance to speak with Town Counsel regarding the Commission's definition of stream in the Bylaw and Regulations. N. Stevens stated that he spoke to Town Counsel. The Bylaw defines stream similarly to how the Wetlands Protection Act defines stream, but the definition of stream in the Regulations omitted the statement "water throughout the year" thereby including intermittent stream in the definition of stream, which is jurisdictional as Riverfront Area. N. Stevens stated that if the Commission would like to extend the Riverfront Area to intermittent streams, it needs to propose a Bylaw update to Town Meeting to omit the same phrase from the definition of stream. As of right now, the Commission should follow the WPA's definition of stream to determine the Riverfront Area jurisdiction.

S. Chapnick stated that Mill Brook was jurisdictional as Riverfront Area under the WA and Bylaw. Ryder Brook is jurisdictional as Riverfront Area under the Regulations.

C. Tirone stated that the site also qualifies for the Historic Mill Complex exemption, which reduces the amount of Riverfront Area onsite.

The Commission opened the discussion up to public comment. B. Melofchik stated appreciated the widened greenspace along Mill Brook, and hopes it can realized in construction. E. Cohen stated that she was concerned with pollution entering Mill Brook, and hoped that parking along the brook could be reduced to minimize pollution.

The Commission reviewed and discussed edits to the comment letter the Commission will send to the ZBA regarding the revised project plans and tonight's discussion.

### **Thorndike Place 40B Comprehensive Permit Update**

D. White recused himself from this discussion. The Commission discussed the Thorndike Place Comprehensive Permit application. The Commission reviewed the draft decision letter from the ZBA presented at the ZBA's March 11, 2021 meeting.

The Commission reviewed and discussed edits to the comment letter the Commission will send to the ZBA regarding the draft decision.

### **Arlington Catholic High School Synthetic Turf Field**

The Commission reviewed a letter submitted to the Commission by B. Melofchik dated March 9, 2021. The letter informed the Commission of possible migration of crumb rubber from the synthetic turf field to the resource area of Mill Brook in Cooke's Hollow, located adjacent to the eastern edge of the property.

B. Melofchik summarized her observations of snow storage on the synthetic turf field, and stated that the crumb rubber maybe migrating towards Mill Brook. B. Melofchik expressed concern that crumb rubber would impact the wildlife health and safety of Mill Brook, especially because fish spawn in Cooke's Hollow. E. Cohen confirmed that fish spawn in Cooke's Hollow and that crumb rubber could have a negative impact on Mill Brook.

The Commission discussed and agreed to send Arlington Catholic High School a letter regarding this possible issue. In the letter, the Commission would invite Arlington Catholic High School to its April 1, 2021 meeting to discuss the synthetic turf field.

N. Stevens motioned to close the Commission meeting, M. Gildesgame seconded, all were in favor, motioned approved.

Meeting adjourned at 10:03pm.



## Town of Arlington, Massachusetts

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### Review of Commission Finances

#### Summary:

Review Commission finances

#### ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	ConservationCommission_Accounts_03292021.pdf	Conservation Financial Summary

**Arlington Conservation Commission  
Financial Summary  
3/29/2021**

1)	Account 528 Conservation Commission Fees	\$	20,302.54
2)	Account 529 Conserv Educ	\$	412.03
3)	Account 230 Waterbodies	\$	24,344.41
4)	Account Arlington Land Trust managed account ALT "ConStew"	\$	4,398.10
	<b>TOTAL</b>	<b>\$</b>	<b>49,457.08</b>





## Town of Arlington, Massachusetts

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### Review of Permit Tracking Spreadsheet

#### Summary:

Review spreadsheet of all projects issued conservation permits

#### ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Permit_Projects_Status.pdf	Conservation Permitted Projects Tracking Spreadsheet

File Number	ProjectAddress	Project Summary	OODate	CoC?	Status
<b>091-0001</b>					
<b>091-0002</b>	905 Mass Ave	Mill Brook culvert construction	1974	Unknown	open
<b>091-0003</b>	Spy Pond Park	Boat launch construction	1976	Unknown	open
<b>091-0004</b>					
	51 Grove Street, Town Yard Facilities	Town yard construction		1979	closed
<b>091-0005</b>	1298-99 Mass Ave	Construction	1977	Unknown	open
<b>091-0006</b>	7 Bacon Street	Apartment construction		Unknown	open
<b>091-0007</b>	905 Mass Ave			1978	closed
<b>091-0008</b>					
<b>091-0009</b>	41 Park Ave		1978	Unknown	open
<b>091-0010</b>	Mill Brook	Rip-rap	5/8/1979; 1985	Unknown	open
<b>091-0011</b>	12 Clyde Terrace	Pool, brought in as a violation	5/22/1978	6/9/16, pool/yard was currently not impacting the wetland	closed
<b>091-0012</b>					
<b>091-0013</b>					
<b>091-0014</b>					
<b>091-0015</b>					
<b>091-0016</b>	44 Grove Street	Corner of Grove and Dudley	1980	Unknown	open
<b>091-0017</b>	70-72 Summit Street		1980	Unknown	open
<b>091-0018</b>	7 Bacon Street, 17 Mill Street	Senior housing	1982	1983	closed
<b>091-0019</b>					

<b>091-0020</b>	Rail tracks under Minuteman Bikeway	Underground construction			
<b>091-0021</b>	112 Mystic Street and Summer Street	Community Safety Building and senior housing	1981	Unknown	open
<b>091-0022</b>					
<b>091-0023</b>	81 Mystic Street	Cable systems	1981	Unknown	open
<b>091-0024</b>	Arlington Reservoir, Lowell Street	Beach project	1981, Amend 3/12/1982	Unknown	open
<b>091-0025</b>	Arlington Reservoir, Lowell Street	Dam improvements	1982	Unknown	open
<b>091-0026</b>	1151-1167 Mass Ave	New building, parking lots, landscaping	1982	2002	closed
<b>091-0027</b>	34 Dudley Street			2001	closed
<b>091-0028</b>	Thorndike Street	Magnolia Field			
<b>091-0029</b>	7 Bacon Street, 17 Mill Street	parking			
<b>091-0030</b>	53 Beverly Road	House construction	1982	1983	closed
<b>091-0031</b>					
<b>091-0032</b>					
<b>091-0033</b>	22 Mill Street	redevelopment	1983	1984, continuing conditions	closed
<b>091-0034</b>					
<b>091-0035</b>	468 Mystic Street	pool, deck	1983	Unknown	open
<b>091-0036</b>					
<b>091-0037</b>	30 Spy Pond Parkway	addition and deck	10/5/1983	Unknown	open
<b>091-0038</b>	Pleasant Street	Safety improvements	1983	Unknown	open

<b>091-0039</b>	468 Mystic Street	Parking area	6/20/1984	Unknown	open
<b>091-0040</b>					
<b>091-0041</b>	1317 Mass Ave	storage shed			
<b>091-0042</b>	180 Lowell Street	Mill Brook walls, parking lots	1984	1985	closed
<b>091-0043</b>	Route 2	Interim T acces road to T Station	1/28/1985	Unknown	open
<b>091-0044</b>	21, 25 Spring Valley	Spy Pond shoreline wall	denied 9/13/1985;	Unknown	Site walk 2013 wall in place
<b>091-0045</b>	104 Spy Pond Parkway		1985	Unknown	open
<b>091-0046</b>	15 Shore Road	Addition, driveway	1986	1996	closed
<b>091-0047</b>	Lake Street at Route 2	interchange			
<b>091-0048</b>	Summer Street, Reeds Brook		1985	Unknown	open
<b>091-0049</b>	1395 B Mass Ave	Turnaround, fuel tanks	1986, Neg det -	1993	closed
<b>091-0050</b>	Summer Street, Reeds Brook		1986	Unknown	open
<b>091-0051</b>					
<b>091-0052</b>	91 Beverly Road	retaining walls	1986	Unknown	open
<b>091-0053</b>	53 1/2 Park Ave				
<b>091-0054</b>					
<b>091-0055</b>	44 Grove Street	See 091-016, OOC denial, SOOC denial			
<b>091-0056</b>	24, 26 Mill Lane	Apartment construction	1986	Neg det with conditions 1998	closed
<b>091-0057</b>					
<b>091-0058</b>	25 Locke Street		1986	1993	closed
<b>091-0059</b>	Mt. Pleasant Cemetery	Expansion towards Meadowbrook Park	1986	Unknown	open
<b>091-0060</b>					
<b>091-0061</b>					

<b>091-0062</b>	993-995 Mass Ave	Sewer service	7/20/1987	1/21/1988	closed
<b>091-0063</b>	975 Mass Ave	Construction, wooden bridge as mitigation? See 091-091	8/25/87 (rcorded as instrumnt# 364), amended 3/9/89,	None, bldg 10 feet too close to Mill Brook	open
<b>091-0064</b>	32 Prentiss Road		1987	1991	
					closed
<b>091-0065</b>	Mystic Street at Winchester town line	Stormdrain	12/10/1987	Unknown	open
<b>091-0066</b>	Arlington Reservoir, Lowell Street	Parking lot	1988	Unknown	open
<b>091-0067</b>					
<b>091-0068</b>	Summer Street, Reeds Brook		1988	Unknown	open
<b>091-0069</b>	459 Mystic Street	House addition	1988	Unknown	open
<b>091-0070</b>	23 Forest Street		1998 extension	Unknown	open
<b>091-0071</b>	34 Dudley Road	reconstruction		2001	closed
<b>091-0072</b>	Arlington Reservoir, Lowell Street	Pipe replacement	1989	Unknown	open
<b>091-0073</b>	468 Mystic Street	Test wells	1989	Unknown	open
<b>091-0074</b>					
<b>091-0075</b>	468 Mystic Street	Regrade by club house, drainafe	1989	Unknown	open
<b>? 091-0076</b>	80 Montvale Ave.			Unknown	open

<b>091-0077</b>	SHELLEY ROAD EXTENTION		Unknown	open
<b>091-0078</b>	MYSTIC STREET		Unknown	open
<b>091-0079</b>				
<b>091-0080</b>	SHELLEY ROAD LOT 6		Unknown	open
<b>091-0081</b>	SHELLEY ROAD LOT 8		Unknown	open
<b>091-0082</b>				
<b>091-0083</b>				
<b>091-0084</b>	22 MILL STREET		Unknown	open
<b>091-0085</b>				
<b>091-0086</b>	30 FRAZER ROAD	08/07/1990		open
<b>091-0087</b>	20-22, 30-32, and 34 Hamilton Road	Shoreline stabilization - biologs and plantings		preceeded 091-0214
<b>091-0088</b>				
<b>091-0089</b>	MDC ALEWIFE BROOK RESERVATION			open
<b>091-0090</b>	19 SHERATON PARK LOT 179	04/03/1991		open
<b>091-0091</b>	971-977 Mass Ave	Randbrant Birdge across Mill Brook	05/30/1991	
<b>091-0092</b>				
<b>091-0093</b>				
<b>091-0094</b>				
<b>091-0095</b>				
<b>091-0096</b>				
<b>091-0097</b>	LOT POND LANE 9-C1,9- B2A, LOT A FOR			open
<b>091-0098</b>	22 MILL ST			open
<b>091-0099</b>		10/08/1993		open
<b>091-0100</b>	Hills Pond, Memotomy Rocks Park, Jason St	Dredge Hills Pond		
<b>091-0101</b>				
<b>091-0102</b>	ALEWIFE T STATION RTE 2			open

<b>091-0103</b>	21 COTAGE AVENUE	02/23/1994		open
<b>091-0104</b>	22 MILL ST			open
<b>091-0104</b>	449 MYSTIC STREET	04/13/1994		open
<b>091-0105</b>	40 PARK AVENUE	05/06/1994		open
<b>091-0106</b>	RTE 2			open
<b>091-0107</b>	1151-1165-1167 MASS. AVE	07/11/1994	yes	closed
<b>091-0108</b>	25-27-29 MASS AVE	07/29/1994	yes	closed
<b>091-0109</b>	SPY POND PARKWAY	07/29/1994		open
<b>091-0110</b>	GROVE ST			open
<b>091-0111</b>	BEVERLY RD	09/26/1994		open
<b>091-0112</b>	2 PRINCETON RD	10/21/1994		open
<b>091-0113</b>	468 MYSTIC ST			open
<b>091-0114</b>	22 MILL STREET	02/08/1995		open
<b>091-0115</b>	VARIOUS STREET		requesting	open
<b>091-0116</b>	47 SPY POND LANE	04/13/1995		open
<b>091-0117</b>	331 MYSTIC STREET	04/13/1995		open
<b>091-0118</b>	468 MYSTIC STREET	05/11/1995		open
<b>091-0119</b>	ROUTE 2 - ALEWIFE MDC STATION	08/08/1995	could not find OOC	open
<b>091-0120</b>	36 WRIGHT STREET			open
<b>091-0121</b>	22 MILL STREET	11/21/1995	denied	closed
<b>091-0122</b>	SUMMER STREET	01/26/1994		open
<b>091-0123</b>	37 BEVERLY ROAD	02/26/1996		open
<b>091-0124</b>	15 SHORE ROAD	03/11/1996	denied	closed
<b>091-0125</b>	40 PARK AVENUE	04/23/1996	could not find OOC	open
<b>091-0126</b>	43 BEVERLEY ROAD	04/22/1996		open
<b>091-0127</b>	DOTHAN STREET - LOT E-8			open
<b>091-0128</b>	40 PARK AVENUE	10/03/1996	not signed	closed

<b>091-0129</b>	210 PLEASANT STREET		12/09/1996	past 3 years	open
<b>091-0130</b>	1398 MASSACHUSETTS AVENUE		04/28/1997	not signed	closed
<b>091-0131</b>	11 PARKER ROAD UPPER MYSTIC LAKE		05/20/1997	yes	closed
<b>091-0132</b>	MYSTIC VALLEY PARKWAY(MEADOW BROOK		08/12/1997	not signed	closed
<b>091-0133</b>	1-23 MASSACHUSETTS AVENUE		11/19/1997	past 3 years	open
<b>091-0133</b>	19 Massachusetts Ave	Hotel Construction	11/10/1997	yes, OOC extended once, COC 3/7/2005	closed
<b>091-0134</b>	SUMMER STREET/REEDS BROOK PROPERTY	Reeds Brook drainage	10/31/1997	yes	closed
<b>091-0135</b>	78 SUMMER STREET		05/08/1998	past 3 years	open
<b>091-0136</b>	22 Mill Street	Landscaping	02/19/1999	past 3 years	open
<b>091-0137</b>	104 SPY POND PARKWAY		06/04/1999	past 3 years	open
<b>091-0138</b>	BROOK AVE.(MEADOWBROOK PARK/CEMETAR		08/18/1999	past 3 years	open
<b>091-0139</b>	29 SUNNYSIDE AVENUE		12/31/1999	not signed	closed
<b>091-0140</b>	36 WRIGHT STREET	relocate home	02/02/2001	past 3 years	open
<b>091-0141</b>	34 DUDLEY STREET		03/14/2000	yes	closed
<b>091-0142</b>	MINUTEMAN BIKE TRAIL,MDC ROW/VARIOU		07/06/2000	partial (should be o closed	
<b>091-0143</b>	JASON STREET(MENOTOMY ROCKS PARK)	Rebuilding walls, planting	04/21/2000	yes	closed
<b>091-0144</b>	1395 MASSACHUSETTS AVENUE		04/21/2000	past 3 years	open



<b>091-0145</b>	18 PARKER ROAD		06/14/2000	past 3 years	open
<b>091-0146</b>	OFF MYSTIC STREET(MOUNT PLEASANT CM	Mt Pleasant Cemetery Expansion	01/31/2001	not signed	closed
<b>091-0147</b>	ROUTE 2		07/30/2001		not in electronic files
<b>091-0148</b>	10 DEVEREAUX STREET	Construction of utility connection	12/22/2000	past 3 years	open
<b>091-0149</b>	8 MYSTIC BANK			past 3 years	open
<b>091-0150</b>	ARLINGTON RESERVOIR(OFF LOWELL STRE			past 3 years	open
<b>091-0151</b>	975 MASSACHUSETTS AVENUE	underground parking garage improvements	03/19/2001	past 3 years	open
<b>091-0152</b>	HILLS POND(MENOTOMY ROCKS PARK)	Aquatic management of Hills Pond	04/18/2001	not signed	closed
<b>091-0153</b>	ARLINGTON RESERVOIR, ADJACENT LOWEL	Aquatic management of the Res	03/28/2001	yes	closed
<b>091-0154</b>	SPY POND	Aquatic management of Spy Pond	04/30/2001	past 3 years	open
<b>091-0155</b>	MARGARET ST - THORNDIKE FIELD		06/25/2001	past 3 years	open
<b>091-0155</b>	29 SOMERSET DRIVE		06/25/2001	past 3 years	open
<b>091-0156</b>	339 MYSTIC STREET		07/09/2001	not signed	closed
<b>091-0157</b>	7 & 5 BRATTLE CT(FRONTING BRATTLE ST)		09/04/2001	past 3 years	open
<b>091-0158</b>	MYSTIC VALLEY PARKWAY SOUTH		09/04/2001	past 3 years	open
<b>091-0159</b>	1165 MASSACHUSETTS AVE	Drainage channel repairs	10/17/2001	past 3 years	open
<b>091-0160</b>	GERRYS BROOK-MINUATEMAN BIKE WAY	Gerry's Brook drainage structure	12/21/2001	past 3 years	open
<b>091-0161</b>	4 Mystic Bank	walls and landscaping	02/20/2002	past 3 years	open

<b>091-0162</b>	8 MYSTIC BANK	Landscaping	05/10/2002	not signed	closed
<b>091-0163</b>	22 MYSTIC BANK	Dock replacement	05/22/2002	yes	closed
<b>091-0164</b>	DOTHAN STREET		09/23/2002	past 3 years	open
<b>091-0165</b>	468 MYSTIC STREET	Irrigation well	12/23/2002	not signed	closed
<b>091-0166</b>	90 & 92 Fairmont Street	Driveway	09/24/2003		
<b>091-0167</b>	43 Dothan Street		10/29/2003	yes	closed
<b>091-0168</b>	905 Massachusetts Ave		03/26/2004		
<b>091-0169</b>	Hills Pond at Menotomy Rocks Park	park maintenance	05/26/2004		
<b>091-0170</b>	Spy Pond - Pond Lane	Linwood Circle work	06/02/2004		
<b>091-0171</b>	Lowell Street / Massachusetts Ave	Arlington Reservoir dam rehabilitation	07/26/2004		
<b>091-0172</b>	50 Lowell Street	culvert replacement and installation of deep sump	08/27/2004		
<b>091-0173</b>	110 - 112 Lowell Street	condo redevelopment- work never occurred	08/23/2004	invalid OOC	closed
<b>091-0174</b>	9 Mill Street	condo redevelopment	09/22/2004		
<b>091-0175</b>	18 Sheraton Park	reconstruction of retaining wall	11/08/2004		
<b>091-0176</b>	210 Pleasant Street	house addition	11/19/2004		
<b>091-0177</b>	Spy Pond South Shoreline	Route 2 Path restoration	03/23/2005		
<b>091-0178</b>	Acorn Park	Pavement removal of DCR parking lot	03/23/2005		
<b>091-0179</b>	14 Cottage Ave	house demo and reconstruction	06/20/2005		
<b>091-0180</b>	87 Mystic Street	redevelopment			
<b>091-0181</b>	0 Spy Pond Parkway - 16 Spy Pond Parkway	New house on vacant lot and landscaping	02/10/2006		
<b>091-0182</b>	22 Mill Street	Parking lot kiosk	10/21/2005		
<b>091-0183</b>	Acorn Park Drive	Alewife Reservation path	03/29/2006		
<b>091-0184</b>	147 Thorndike Street	house addition	03/08/2006		

<b>091-0185</b>	Upper Mystic Lake	Upper Mystic lake Treatment	06/02/2006		preceeded 091-0277
<b>091-0186</b>	Brattle Street	Townhome construction	08/23/2006		
<b>091-0187</b>	Menotomy Rocks Park	Hills Pond path	11/17/2006		
<b>091-0188</b>	9 Dudley Street Place	redevelopment	09/25/2006		
<b>091-0189</b>	15 Thesda Street	house demo and reconstruction	01/22/2007		
<b>091-0190</b>	19 Lakeview Street	house addition	06/25/2007		
<b>091-0191</b>	45 Hopkins Road	landscaping, fence	07/06/2007		
<b>091-0192</b>	67 Beverly Road	house addition	11/28/2007		
<b>091-0193</b>	1 Mass Ave	Basketball court	02/04/2008		
<b>091-0194</b>	Spy Pond	Aquatic management of Spy Pond	05/07/2008		
<b>091-0195</b>	53 Grove Street	Gas line upgrade	06/20/2008	not signed	closed
<b>091-0196</b>	56 Dothan Street	new house	08/22/2008	5/17/2019	ongoing vegetation condition
<b>091-0197</b>	995 Massachusetts Avenue	Mill Brook bank stabilization	09/05/2008	not signed	closed
<b>091-0198</b>	26 Lakeview Street	house addition	08/28/2008		not constructed, expired
<b>091-0199</b>	46 POND LANE	house demo and reconstruction	10/03/2008		
<b>091-0200</b>	Between Rte 2 & Mystic Valley Pkwy	Alewife Greenway path	04/03/2009		
<b>091-0201</b>	NEAR LAKESHORE DRIVE	Mystic Dam Rehabilitation	04/06/2009		
<b>091-0202</b>	837-821 MASSACHUSETTS AVENUE	CVS Redevelopment	04/29/2009		
<b>091-0203</b>	THORNDIKE FIELD EXT.	Thorndike parking lot	06/08/2009		
<b>091-0204</b>	MILL LANE & BRATTLE STREET	Mill Brook culvert replacements	07/13/2009		
<b>091-0205</b>	18 REED STREET	House construction	07/15/2009		
<b>091-0206</b>	60 POND LANE	Dock replacement	06/30/2009		
<b>091-0207</b>	1389 MASSACHUSETTS AVENUE	Underground Storage Tank removal	07/31/2009		

<b>091-0208</b>	SPY POND	Phragmites Removal at Spy Pond	09/21/2009	
<b>091-0209</b>	50 LOWELL STREET	Mill Brook culvert replacement	10/05/2009	
<b>091-0210</b>	1007 MASSACHUSETTS AVENUE	Highland fire station redevelopment	01/22/2010	
<b>091-0211</b>	LOT C COOLIDGE ROAD			
<b>091-0212</b>	KELWYN MANOR PARK	Phragmites Removal at Kelwyn Manor Park	05/10/2010	
<b>091-0213</b>	30 - 50 MILL STREET	Brighams Sqaure redevelopment		
<b>091-0214</b>	18 HAMILTON STREET	Shoreline stabilization - biologists and plantings		after 091-0087
<b>091-0215</b>	MYSTIC VALLEY PARKWAY - ALEWIFE BRIDGE	Mystic Valley Parkway bridge repairs over Alewife Brook	05/26/2010	
<b>091-0216</b>	6 LAWRENCE LANE	addition and deck	06/02/2010	
<b>091-0217</b>	59 BEVERLY ROAD	house demo and reconstruction	06/22/2010	
<b>091-0218</b>	ELIZABETH ISLAND, SPY POND	Phragmites Removal on Elizabeth Island	08/26/2010	
<b>091-0219</b>	54 SPY POND PARKWAY	Phragmites Removal	08/26/2010	
<b>091-0220</b>	16 SPY POND PARKWAY	Phragmites Removal	08/26/2010	
<b>091-0221</b>	25 GOULD ROAD	Phragmites Removal	08/26/2010	
<b>091-0222</b>	218 PLEASANT STREET	Phragmites Removal	08/26/2010	
<b>091-0223</b>	204 PLEASANT STREET	Phragmites Removal	08/26/2010	
<b>091-0224</b>	248 PLEASANT STREET	Phragmites Removal	08/26/2010	
<b>091-0225</b>	208 - 210 PLEASANT STREET	Phragmites Removal	09/17/2010	
<b>091-0226</b>	BETWEEN RTE 2 AND SPY POND	Phragmites Removal	09/17/2010	

<b>091-0227</b>	LINWOOD STREET	Path work (pilot path, new material)	10/27/2010		
<b>091-0228</b>	1165 MASSACHUSETTS AVENUE				
<b>091-0229</b>	LOT E - DOTHAN STREET				
<b>091-0230</b>	19 SHERATON PARK	House reconstruction	03/09/2011		
<b>091-0231</b>	GROVE STREET TENNIS COURTS	tennis court reconstruction	04/14/2011		
<b>091-0232</b>	LOWELL STREET	Reservoir Habitat Garden	04/15/2011		
<b>091-0233</b>	63 BEVERLY ROAD	house demo and reconstruction	07/21/2011	~11/20/2012	closed
<b>091-0234</b>	ARLINGTON RESERVOIR ON LOWELL STREET	Reservoir Habitat Garden waterline	06/06/2011		
<b>091-0235</b>	42 SPY POND PARKWAY	underground storage tank removal and remediation	06/06/2011		
<b>091-0236</b>	POND LANE	Spy Pond Park rain garden	07/20/2011		
<b>091-0237</b>	63 SUNNYSIDE AVENUE	addition and deck	08/08/2011		
<b>091-0238</b>	THORDIKE STREET EXT.	Dog park			
<b>091-0239</b>	15 PARKER ROAD	Addition	02/10/2012	11/9/2012	closed
<b>091-0240</b>	0 MYSTIC STREET	AC Field Turf	03/29/2012		
<b>091-0241</b>	0 MASSACHUSETTS AVENUE (OFF DRAKE ROAD)	Hurd porous pavement parking lot	06/08/2012		
<b>091-0242</b>	TEN DEVEREAUX STREET	Dock construction	07/25/2012		
<b>091-0243</b>	459 MYSTIC STREET	redevelopment	10/18/2012	9/30/2015	closed
<b>091-0244</b>	30 SPY POND PARKWAY	house demo and reconstruction	01/09/2013	~8/15/2014	closed
<b>091-0245</b>	MEDFORD STREET AT MYSTIC VALLEY PARKWAY	Mystic River oil spill clean-up	08/08/2014		

<b>091-0246</b>	869 MASSACHUSETTS AVE.	Culvert repairs near High School	07/19/2013		
<b>091-0247</b>	343 MYSTIC STREET	Landscaping- slope mitigation, invasives removal, native planting	11/13/2013		
<b>091-0248</b>	ROUTE 2 AT ROUTES 3 & 16	Intersection improvements	01/08/2014		
<b>091-0249</b>	DOTHAN STREET				
<b>091-0250</b>	WRIGHT STREET	Wright Street paving	06/10/2014		
<b>091-0251</b>	MT. PLEASANT CEMETERY	Mt Pleasant Cemetery Columbarium	08/08/2014		
<b>091-0252</b>	14 LAKESHORE DRIVE		08/08/2014	07/24/2020	aclosed
<b>091-0253</b>	15 THESDA STREET	addition	10/20/2014	6/19/2019	closed
<b>091-0254</b>	19 MASSACHUSETTS AVENUE	Hotel Addition	02/27/2015	8/3/2017	ongoing conditions #26 and #36
<b>091-0255</b>	133 THORNDIKE STREET	Addition and deck	12/05/2014		
<b>091-0256</b>	0 LOMBAARD TERRACE	Spy Pond tennnis courts renovation and expansion	02/06/2015		
<b>091-0257</b>	22 MILL STREET	Mill St garage repairs	04/08/2015	7/24/2017	closed
<b>091-0258</b>	SPY POND	Spy Pond Aquatic Management	06/11/2015		
<b>091-0259</b>	44 HOPKINS ROAD	Driveway pavement removal	06/20/2015		
<b>091-0260</b>	HILLS POND AT MENOTOMO ROCKS PARK	Hills Pond Aquatic Management	07/13/2015		
<b>091-0261</b>	0 ELIZABETH ISLAND	Elizabeth Island Pathways	07/13/2015		
<b>091-0262</b>	1167R MASSACHUSETTS AVENUE		09/04/2015	10/8/2019	closed
<b>091-0263</b>	86 COOLIDGE ROAD	driveway repair	10/22/2015	2/9/2016	closed
<b>091-0264</b>	26 SPY POND PARKWAY	addition	09/21/2015		

<b>091-0265</b>	4 MYSTIC BANK	wall removal and replacement	09/30/2015	11/5/2016	closed
<b>091-0266</b>	111 SUNNYSIDE AVENUE	House renovation	01/12/2016	1/11/2019	closed, work not completed (invalid OOC)
<b>091-0267</b>	71 DOTHAN STREET	house demo and reconstruction	12/07/2015	8/8/2019	closed
<b>091-0268</b>	ARIZONEA TERRACE	demo and reconstruction of fire-damaged section of condomuniums	12/07/2015		
<b>091-0269</b>	17 MILL STREET	tree removal	03/07/2016	7/20/2017	closed
<b>091-0270</b>	84 WRIGHT STREET	addition	04/11/2016		
<b>091-0271</b>	HILLS POND	Hills Pond Aquatic Management/dredging	07/19/2016		
<b>091-0272</b>	1167R MASS AVENUE	Overhead photovoltaic array and rehab of Ryder Brook bank	04/13/2016		was this work completed?
<b>091-0273</b>	16 MAGNOLIA STREET	Magnolia Park renovation	06/22/2016		
<b>091-0274</b>	12 CLYDE TERRRACE	house demo and reconstruction	08/24/2016		
<b>091-0275</b>	47 SPY POND LANE (LOT B)	house demo and reconstruction	10/26/2016	Denial OOC	
<b>091-0276</b>	47 SPY POND LANE (LOT A)	house demo and reconstruction	10/26/2016	Denial OOC	
<b>091-0277</b>	UPPER MYSTIC LAKE	Lower Mystic Lake Aquatic Management	extended 12/31/2021		
<b>091-0278</b>	88 COOLIDGE ROAD	construction of house on empty lot	10/11/2017		extended permit to 10/05/2023
<b>091-0279</b>	17 REED STREET	house demo and reconstruction	10/27/2016	7/12/2019	ongoing vegetation condition
<b>091-0280</b>	MYSTIC VALLEY PARKWAY	geotechnical borings, tests pits, and soft digs	10/10/2016		

<b>091-0281</b>	18 NOURSE ST.	single family house demo and reconstruction of two family	03/16/2017	requested, waiting on additional materials from Applicant	
<b>091-0282</b>	13 -15 LAUREL STREET	landscape restoration for wildlife (passage, removal of invasives, native plantings)	11/21/2016	12/13/2016	closed
<b>091-0283</b>	40 REED STREET	addition and deck	12/05/2016		
<b>091-0284</b>	MYSTIC RIVER RESERVATION	Mystic 35 Restoration Outfall	03/13/2017	almost requested	
<b>091-0285</b>	MYSTIC VALLEY PARKWAY	replacement of 24-inch natural gas transmission line using horizontal directional drilling	05/05/2017		
<b>091-0286</b>	MYSTIC RIVER STATE RESERVATION	outfall maintenance	05/15/2017		
<b>091-0287</b>	19R PARK AVENUE	construction of affordable multifamily housing unit	12/11/2017	extended permit to 12/07/2023	
<b>091-0288</b>	11 PRINCETON ROAD	remove concrete shed, build deck	10/19/2017	Emailed about RCOC	
<b>091-0289</b>	79 DOTHAN STREET	house demo and reconstruction	12/14/2017	12/28/2018	continuing conditions #39 and #40
<b>091-0290</b>	83 DOTHAN STREET	house demo and reconstruction	12/18/2017	12/28/2019	continuing conditions #40 and #41
<b>091-0291</b>	2 GARDEN STREET	demo building and reconstruction of new building and parking lot	07/09/2018	Emailed about RCOC	
<b>091-0292</b>	62-64 FAIRMONT STREET	2-family demo and reconstruction	05/23/2018	2/7/2019	continuing conditions #38 and #39
<b>091-0293</b>	114-116 MILTON STREET	addition	06/27/2018	probably need to request an extension	
<b>091-0294</b>	10, 12, AND 14-16 MILL STREET & MILL BROOK DRIVE	redevelopment of two buildings	06/27/2018	probably need to request an extension	
<b>091-0295</b>	107 FAIRMONT STREET		06/27/2018	probably need to request an extension	



<b>091-0296</b>	LAKE SHORE DRIVE	Mystic Lake aquatic management		probably need to request an extension	
<b>091-0297</b>	73 HENDERSON ST	demo and reconstruct house	08/27/2018	8/5/2019	continuing conditions #38, #39, #40
<b>091-0298</b>	69 HENDERSON ST	demo and reconstruct house	08/27/2018	8/5/2019	continuing conditions #39, #40, #41
<b>091-0299</b>	SPY POND	Spy Pond shoreline stabilization and erosion control project	09/12/2018	9/3/2020	closed
<b>091-0300</b>	46 SPY POND PARKWAY	demo and reconstruct house	11/26/2018	requested	
<b>091-0301</b>	17 MILL STREET	invasive removal, wall reinforcement	10/23/2018		
<b>091-0302</b>	MYSTIC RIVER STATE RESERVATION	outfall maintenance	10/23/2018		
<b>091-0303</b>	ARLINGTON RESERVOIR - OFF LOWELL STREET	<b>DUPLICATE NOI #</b>			
<b>091-0304</b>	ARLINGTON RESERVOIR - OFF LOWELL STREET	Reservoir pump house improvements	01/10/2019	2/22/2021	closed
<b>091-0305</b>	35 GROVE STREET	Wellington Park MVP project	2/19/2019		
<b>091-0306</b>	66 HUTCHINSON ROAD	hardscape and landscape backyard	4/10/2019		
<b>091-0307</b>	88-90 VARNUM STREET			3/5/2020	continuing conditions #37, #38
			4/20/2019		
<b>091-0308</b>	100 SPY POND PARKWAY	demo and reconstruct house	5/29/2019		
<b>091-0309</b>	34 Dudley Street	demo and reconstruct garage	7/31/2019		
<b>091-0310</b>	Spy Pond	Spy Pond sand bar dredging	9/23/2019		
<b>091-0311</b>	61 Sunnyside Ave	Addition	8/7/2019	8/7/2020	continuing conditions #40, 41, 42, 43, 44, 45, 46, 48

<b>091-0312</b>	86 River Street	demo and reconstruct garage	9/20/2019
<b>091-0313</b>	36 Peabody Road	hardscape and landscape backyard	9/20/2019
<b>091-0314</b>	1167R Massachusetts Ave	deck construction	11/29/2019
<b>091-0315</b>	10 Sheraton Park	bank stabilization, landscaping, shed	10/21/2019
<b>091-0316</b>	1389 MASSACHUSETTS AVENUE	Soil remediation	11/29/2019
<b>091-0317</b>	47 Spy Pond Lane Lot 2	demo and construct house	5/14/2020
<b>091-0318</b>	47 Spy Ponf Lane Lot 1	construct house	5/14/2020
<b>091-0319</b>	93 Sunnyside Ave	addition	4/29/2020
<b>091-0320</b>	77 Sunnyside Ave	addition	5/5/2020
<b>091-0321</b>	1297 Mass Ave	soil remediation and replanting	6/9/2020
<b>091-0322</b>	105 Lafayette St	demo and construct house	6/9/2020
<b>091-0323</b>	869 Mass Ave, AHS	AHS building project	7/23/2020
<b>091-0324</b>	35 Grove Street	Wellington Park Phase 2	
<b>091-0325</b>	35 Grove Street	<b>DUPLICATE NOI #</b>	DUPLICATE
<b>091-0326</b>	51 Grove Street, Town Yard Facilities	Town Yard Renovation	
<b>091-0327</b>	Arlington Reservoir	Arlington Reservoir Master Plan phase 2	



## Town of Arlington, Massachusetts

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### Lexington ACROSS Signage

#### Summary:

Discuss new proposal for Lexington ACROSS signage on Arlington properties

#### ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	New_ACROSS_Signs_Proposed_Email.pdf	New ACROSS Signage Email
▢ Reference Material	ACROSSwayfindingLocations.png	New ACROSS Signage Map
▢ Reference Material	ACROSSwayfindingProofArt.pdf	New ACROSS Signage Proof
▢ Reference Material	Summary_of_ACROSS_Conversations_09022015.pdf	2015 ACROSS Signage Conversation Notes

**From:** "Emily Sullivan" <ESullivan@town.arlington.ma.us>  
**To:** "David White" <dwhite@gilbertwhite.com>  
**Date:** 03/25/2021 11:19 AM  
**Subject:** Re: Fwd: New ACROSS Signs in AGM

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David,

I'll put this on the next ACC agenda.

Thank you!  
Emily

From: David White <dwhite@gilbertwhite.com>  
To: ConCom Admin <ConComm@town.arlington.ma.us>, "Tirone, Chuck" <ctirone@ci.reading.ma.us>, "Stevens, Nathaniel (home)" <stevensnathaniel11@gmail.com>, Pamela Heidell <pamelaheidell@gmail.com>, Mike Gildesgame <mikeg125@gmail.com>, David White <dwhite@gilbertwhite.com>, Emily Sullivan <ESullivan@town.arlington.ma.us>, "Garnett, Cathy" <cgarnett251@gmail.com>, "Chapnick, Susan" <s.chapnick@comcast.net>, Dave Kaplan <dkaplan@cambridgema.gov>, "douglas.kilgour@gmail.com" <douglas.kilgour@gmail.com>  
Cc: "LeRoyer, Ann" <annleroyer12@gmail.com>, Brian Kelder <briankelder@gmail.com>, Emily Sullivan <ESullivan@town.arlington.ma.us>, David White <dwhite@gilbertwhite.com>, John Pickle <picklejohnmr@gmail.com>, Wendy Richter <richterg@aol.com>, Elisabeth Carr-Jones <elisabeth@carr-jones.com>, "emilynink@gmail.com" <emilynink@gmail.com>, "DeBenedictis, Teresa" <tdebenedictis@town.arlington.ma.us>, Phil Lasker <phil\_lasker@yahoo.com>  
Date: Wed, 24 Mar 2021 16:30:15 -0400  
Subject: Fwd: New ACROSS Signs in AGM

**CAUTION:** This email originated from outside of the Town of Arlington's email system. Do not click links or open attachments unless you recognize the REAL sender (whose email address in the From: line in "< >" brackets) and you know the content is safe.

All,

Many years ago the ConCom discussed the ACROSS signs at AGM.  
Do we think these locator signs need further discussion?

David

----- Forwarded Message -----

**Subject:**New ACROSS Signs in AGM  
**Date:**Wed, 24 Mar 2021 11:49:43 -0400  
**From:**Keith Ohmart <[kohmart@verizon.net](mailto:kohmart@verizon.net)>  
**To:**David White <[dwhite@gilbertwhite.com](mailto:dwhite@gilbertwhite.com)>  
**CC:**Mike T <[mjtpub@gmail.com](mailto:mjtpub@gmail.com)>

Hi David,

ACROSS Lexington is launching a new locator sign program to navigate the system without the need for paper maps. This will be a series of sectional signs covering the entire system that will allow users to navigate from sign to sign. Each sign will measure 14"x18". A sample is attached. We have identified two locations on Arlington property where we would like to locate signs, one in Arlington's Great Meadows and the other adjacent Arlington Reservoir though technically that location may actually be in the town of Lexington. I am attaching a locator map showing these locations. New taller 4x4 posts will need to be installed replacing the existing posts in both locations.

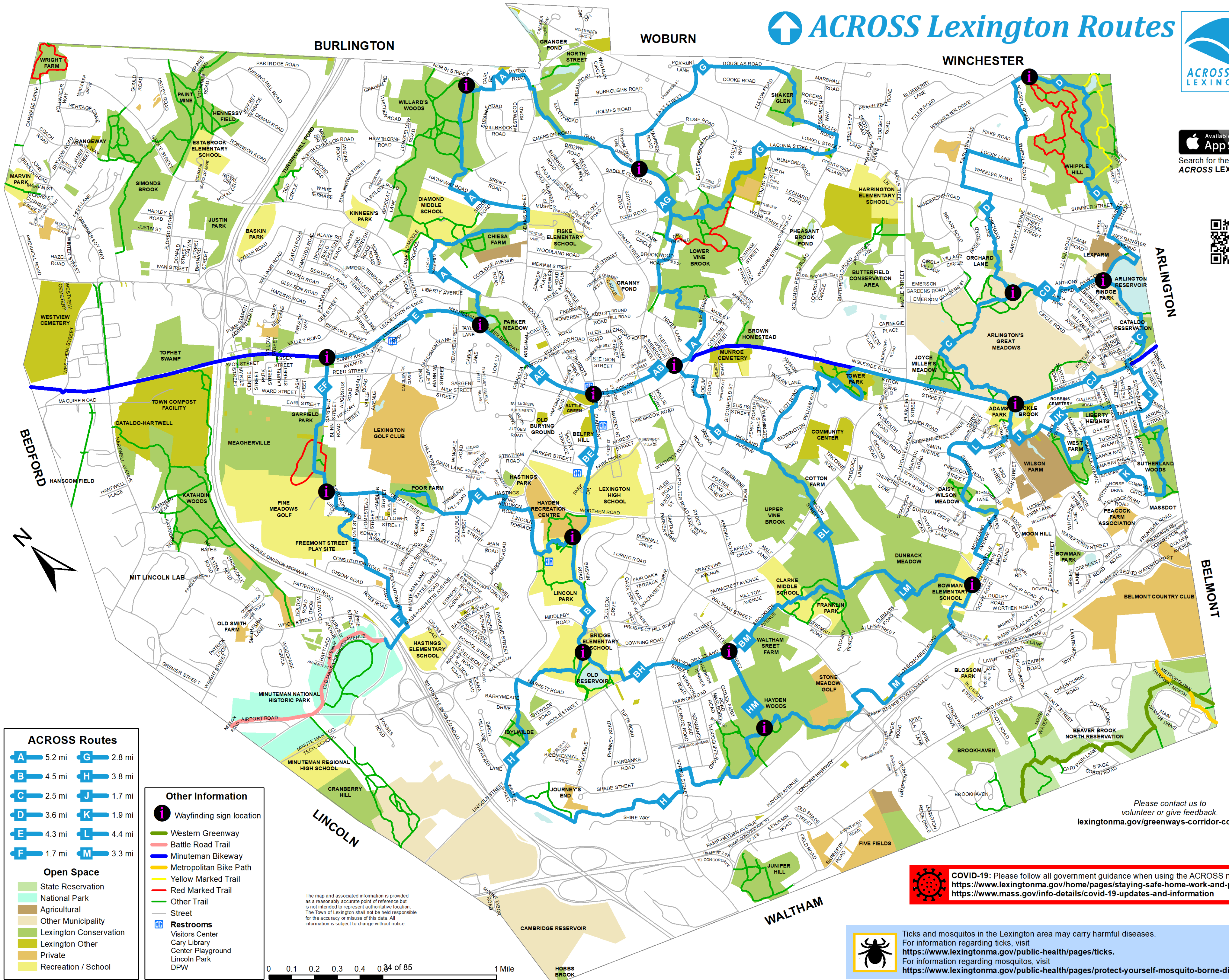
Do you think that these signs would be covered by the existing permission agreement with the Town of Arlington, or should we make arrangements to appear before the appropriate Arlington committee for additional permission? I would be happy to meet you or others on location with a sample of these signs at your convenience.

32 of 85

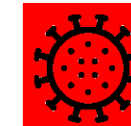
Looking forward to your response. Thank you.







Please contact us to  
volunteer or give feedback.  
[lexingtonma.gov/greenways-corridor-committee](https://www.lexingtonma.gov/greenways-corridor-committee)



**COVID-19:** Please follow all government guidance when using the ACROSS network.  
<https://www.lexingtonma.gov/home/pages/staying-safe-home-work-and-public>  
<https://www.mass.gov/info-details/covid-19-updates-and-information>

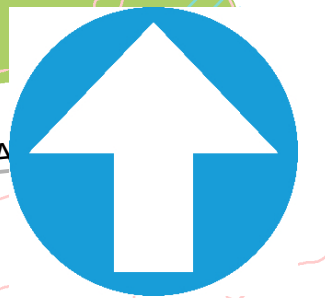


Ticks and mosquitos in the Lexington area may carry harmful diseases.  
For information regarding ticks, visit  
<https://www.lexingtonma.gov/public-health/pages/ticks>.  
For information regarding mosquitos, visit  
<https://www.lexingtonma.gov/public-health/pages/protect-yourself-mosquito-borne-diseases>.



# ACROSS Lexington

2



Rte A continues to Lower Vine Brook

YOU ARE HERE

Rte A, B continue to Lexington Center

Rte B, L continue to Cotton Farm

Rte L continues to Joyce Miller's Meadow

- |                            |                                     |                          |
|----------------------------|-------------------------------------|--------------------------|
| <b>1</b> This map location | Other trail                         | Wetland                  |
| ACROSS routes              | Street                              | 10 ft elevation contours |
| Western Greenway           | Points of interest (see online map) | State reservation        |
| Battle Road Trail          | Restrooms                           | National park            |
| Minuteman Bikeway          | Certified vernal pools              | Agricultural             |
| Metropolitan Bike Path     | Stream                              | Other municipality       |
| Yellow marked trail        | Water                               | Lexington conservation   |
| Red marked trail           |                                     | Lexington other          |
|                            |                                     | Private                  |
|                            |                                     | Recreation / School      |

1 in = 300 ft

COTTON FARM

0.1

0.2

0.3

0.5 Mile



Search for the free App  
**ACROSS LEXINGTON**



**Summary of Conversations with  
Mike Tabaczynski and Keith Ohmart  
on ACROSS Lexington**

**Project Concept:**

- Consider conservation land in its entirety—as a whole, instead of separated properties
- A map on the ground to provide non-motorized access to conservation land

**Project Goals:**

- Connect together conservation properties, schools, neighborhoods, and historic sites
- Create routes that are friendly to non-motorized traffic without making physical changes town's geography
- Provide individuals with more options for their evening walk
- Build a constituency of townspeople who support future conservation land development and maintaining current conservation land

**Route System Design:**

- Utilized bikeway as main artery for routes to ensure everything was connected together
- Made route signs small and easy-to-use:
  - To minimize push-back from private land owners who may consider large signs an eye sore
  - Arrow signs were printed on circles to ensure any direction pointed would be possible
- System of hanging signs was changed (two nails to four screws) to minimize vandalizing
- Trail map copy editing and logo design done gratis by volunteer contacts at Scholastic Publishing

**Administrative Process:**

- Created committee (Greenways Corridor Committee) for clout in a town-wide project
  - Committee appointed by Board of Selectmen
- Approached Community Preservation Committee to determine the feasibility of connective path
  - In 2007, Community Preservation Committee hired Vanasse Hangen Brustlin, Inc. to create Master Plan for paved trail system
    - Paved trail system was deemed unfeasible
- For parcels of non-conservation land and for route connectors, Committee had to approach and gain support for several other town committees and departments
  - Vetted through Historical Commission, for example



**Administrative Process (continued):**

- Also required cooperation from Department of Public Works, Department of Recreation, Town Manager
- Approached Department of Public Works for assistance in creating road crossings where needed, cooperation with new sign posts, plowing, etc.

**Financial:**

- Community Preservation Committee is main funder
  - Provided \$125,000 for Master Plan consult with Vanasse Hangen Brustlin, Inc.
  - Provided \$15,000 for route signs and sign posts (enough for ~3 years of signage development)
- \$3,000 grant received for 12,000 trail brochures

**Community Engagement:**

- Conservation Stewards grouped together to begin this project, collaborated with cycling community for initial project proposal (Master Plan)
- Town hearing held to comply with regulations for public notification concerning route system
- 4,000 brochures used in the Lexington “Backpack Program,” where town committees and departments put together key material for families
- Put the trail signs up, and people got curious about the project, knowledge of the system seemed to grow organically

**Advice:**

- Recruit core volunteer group (3-4 people)
  - Project such as this needs momentum and a “champion”
- Involve individuals from other departments and committees, especially those who control non-conservation parcels in the system
  - Recreation, Public Health, Historical, for example
- Meet demand for a smaller, shorter loop (ACROSS Lexington hasn’t met this)
- Register volunteer, administrator, or Commission member for MARTAB trails conference
  - November 13-14 in Leominster (\$50 fee)

**Information Still Needed (for Arlington):**

- General project costs and sources of project funds
- Logistics of sign installation



## Town of Arlington, Massachusetts

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### Discussion: AC Synthetic Turf Field and Resource Areas

#### Summary:

7:45pm Discuss synthetic turf field with Arlington Catholic High School

#### ATTACHMENTS:

Type	File Name	Description
▣ Reference Material	Ac_Turf_Field_Concerns_03092021.pdf	AC Turf Field Concerns B. Melofchik
▣ Reference Material	Arlington_Catholic_Synthetic_Turf_Field_03262021.pdf	ACC Letter to AC 03/26/2021
▣ Reference Material	AC_Letter_to_ConCom_03302021.pdf	AC Letter to ACC 03/30/2021

**From:** David White <dwhite@gilbertwhite.com>  
ConCom Admin <ConComm@town.arlington.ma.us>, "Tirone, Chuck" <ctirone@ci.reading.ma.us>, "Stevens, Nathaniel (home)" <stevensnathaniel11@gmail.com>, Pamela Heidell <pamelaheidell@gmail.com>, Mike Gildesgame <mikeg125@gmail.com>, David White <dwhite@gilbertwhite.com>, Emily Sullivan <ESullivan@town.arlington.ma.us>, "Garnett, Cathy" <cgarnett251@gmail.com>, "Chapnick, Susan" <s.chapnick@comcast.net>, Dave Kaplan <dkaplan@cambridgema.gov>  
**To:**  
**Date:** 03/09/2021 11:05 AM  
**Subject:** Fwd: Environmental concerns in Mystic River watershed: artificial turf

**CAUTION:** This email originated from outside of the Town of Arlington's email system. Do not click links or open attachments unless you recognize the REAL sender (whose email address in the From: line in "< >" brackets) and you know the content is safe.

FYI - The ConCom permitted this project.

----- Forwarded Message -----

**Subject:**Environmental concerns in Mystic River watershed: artificial turf  
**Date:**Tue, 9 Mar 2021 15:53:23 +0000 (UTC)  
**From:**Beth Melofchik <[tankmadel@yahoo.com](mailto:tankmadel@yahoo.com)>  
**To:**[dshine@achs.net](mailto:dshine@achs.net) <[dshine@achs.net](mailto:dshine@achs.net)>  
**CC:**David White <[dwhite@gilbertwhite.com](mailto:dwhite@gilbertwhite.com)>, Brucie Moulton <[moultonsb1@gmail.com](mailto:moultonsb1@gmail.com)>, Mona Mandal <[mona.arlingtontm9@gmail.com](mailto:mona.arlingtontm9@gmail.com)>, Susan McCabe <[susanmccabe22@mac.com](mailto:susanmccabe22@mac.com)>, Jo Anne Preston <[ja-preston@comcast.net](mailto:ja-preston@comcast.net)>

Dan Shine  
Athletic Director  
Arlington Catholic High School

Dear Mr. Shine,

As per our telephone conversation March 9, 2021 I enclose photographs of material from the artificial turf field on Summer Street. It appears to be tiny seed sized pieces of shredded tires. As you can see from the photos the snow around the field, seems to have been plowed, the snow is black with many **pounds** of the material.

My concern is that this toxic material not be leaf blown into the surrounding lawn and park, that it not be leaf blown in direction of Cookes Hollow/Mill Brook and that material which has escaped the environs of the sports field not flow into Cookes Hollow/Mill Brook during a rain storm. The escaped material is among the bushes at the east end of the field adjacent to Cookes Hollow. As you know Mill Brook is down hill from the artificial turf field. This area is within the Mystic River Watershed.

I would appreciate knowing what the care protocol is for this field as I imagine that unfortunately these conditions are ones which occur each winter/spring.

I would appreciate knowing whether Arlington Catholic High School has considered an additional mitigation plan. Since the field's establishment I believe standards may have changed and a type of sieve would now be required as part of the installation.

It is many years now that each spring Alewife return to Cookes Hollow/Mill Brook to spawn. We do not want the material from the artificial turf field polluting Cookes Hollow. Shore birds roost in the trees among them black capped night herons. Mallards have in recent years created nests beside the stairway adjacent to your field in Cookes Hollow. We do not want shredded bits of tires from the ACHS artificial turf field in the food chain.

We live with nature and the environment in a sustainable manner.  
Thank you for your attention and concern.

Kind regards,  
Beth Melofchik  
20 Russell Street  
Town Meeting Member Precinct 9

cc: David White Conservation Commission  
Brucie Moulton Sustainable Arlington  
Mona Mandal Town Meeting Member Precinct 9  
Susan McCabe Town Meeting Member Precinct 9  
Jo Anne Preston, AHA Board Member, Town Meeting Member Precinct 9

**Attachments:**

File: <a href="#">20210301_105615(1).jpg</a>	Size: 143k	Content Type: image/jpeg
File: <a href="#">20210301_105621(1).jpg</a>	Size: 151k	Content Type: image/jpeg
File: <a href="#">IMG-20210228-WA0000.jpg</a>	Size: 58k	Content Type: image/jpeg



## TOWN OF ARLINGTON

730 Massachusetts Ave.  
Arlington, MA 02476  
781-316-3012

### ARLINGTON CONSERVATION COMMISSION

March 26, 2021

Mr. Daniel Shine  
Department of Athletics  
Arlington Catholic High School  
16 Medford Street  
Arlington, MA 02474

RE: Arlington Catholic Turf Field – “The Pit”: crumb rubber infill migration towards wetlands resource areas  
0 Mystic Street, Map 63 Block 4 Lot 2

Mr. Shine,

The Conservation Commission has observed crumb rubber infill from the synthetic turf field (known as “The Pit”), migrating towards Mill Brook in the adjacent Cooke’s Hollow Park, southeast of the field.

Members of the Conservation Commission conducted an inspection of the field and Cooke’s Hollow on Sunday, March 21, 2021. The Commission was informed of the migrating crumb rubber by an Arlington resident in a letter, sent to the Commission and to the Arlington Catholic Athletic Department on March 9, 2021. This letter, enclosed, observed that snow storage around the field has created a deposit of crumb rubber adjacent to Cooke’s Hollow, close to and within the 100-ft wetland buffer zone. The southeastern corner of the field is within the 100-foot wetlands buffer zone of Mill Brook as defined by the State Wetlands Protection Act and the Town's Local Wetlands Regulations. This area falls under the Commission's jurisdiction, and as such the Commission is responsible for protecting these resource areas. Please see the enclosed map for more information.

The Commission kindly requests that a representative of Arlington Catholic High School attend the Conservation Commission’s virtual meeting on Thursday, April 1, 2021 at 7:30pm to discuss the environmental risk of the migrating crumb rubber and possible measures to prevent additional unpermitted alteration of the resource areas.

The synthetic turf field construction project was authorized by the Conservation Commission in 2012 (permit MassDEP File #091-0240). Per the permit Condition #39, also enclosed, Arlington Catholic is not permitted to store snow within the 100-ft wetlands buffer zone. Additionally, per Condition #12 of the Massachusetts Wetlands Protection Act (WPA) and Special Condition #43 of Arlington’s Bylaw for Wetlands Protection, upon completion of the work the Applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission. As of the date of this letter, the Commission has not received this request for a Certificate of Compliance.

This letter is the Commission's attempt to resolve these issues in good faith. Please do not hesitate to contact the Conservation Commission with any questions regarding this letter.

Sincerely,



Emily Sullivan  
Environmental Planner & Conservation Agent, Town of Arlington  
[esullivan@town.arlington.ma.us](mailto:esullivan@town.arlington.ma.us)  
(781) 316-3012

Cc: Father Marc Bishop, Head of School, Arlington Catholic High School and Saint Agnes School  
John Graceffa, Principal, Arlington Catholic High School  
Arlington Engineering Division  
Arlington Board of Health



Photo 1. Map of the synthetic turf field in relation to the 100-ft wetlands buffer zone. The 100-ft wetlands buffer is delineated by green shading in the southeastern corner of the field.





Photos 2 and 3. Snow storage on the synthetic turf field. The black coloring on the snow is crumb rubber infill particles.



Photo 4. Close-up of crumb rubber in snow storage pile.



**Saint Agnes School**  
**Arlington Catholic**  
**High School**



To: Emily Sullivan

Town of Arlington Environmental Planner and Conservation Agent

From: John Graceffa Dan Shine

Arlington Catholic Principal and Athletic Director.

Dear Ms. Sullivan,

Thank you so much for bringing to our attention the issue raised regarding the crumb rubber infill migrating towards Mill Brook due to the plowing of our turf field. Due to Covid, the boys football season was moved from the fall season to a season in March and April. This was a one time issue and the only time we have ever plowed our field. In fact, it is highly unlikely that this will happen again.

We are welcoming the opportunity to work with you to mitigate and resolve the issues as well as measures to prevent any additional situations to arise.

At this time we have met with our landscape company and we are planning to rake and vacuum the rubber crumb infill. In addition, we are also investigating the possibility of putting up a temporary hay bale type barrier to prevent any potential runoff that may affect Mill Brook. As I stated before this is a one time event and it is extremely unlikely we will ever have a football season in March and have the need to plow the field. We are also investigating some signage that describes and explains the importance of protecting this area. Any suggestions you have regarding the signage would be more than welcomed.

We apologize for this inconvenience and are willing to work with the Commission and seek any advice, recommendations, or suggestions. We understand the importance of maintaining and protecting this area. Mr. Shine and I will be attending the meeting on Thursday evening.

Best,

John Graceffa  
Principal  
Arlington Catholic High School

Dan Shine  
Athletic Director  
Arlington Catholic High School







## Town of Arlington, Massachusetts

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### Request for Certificate of Compliance

#### Summary:

**Request for Certificate of Compliance: 46 Spy Pond Parkway**  
**MassDEP File #091-0300**

The project as approved proposed to raze and rebuild an existing single family home and add resource area improvements through a native vegetation buffer along Spy Pond and pervious paver 8:30pm driveway, walkways, and patio in the 100-ft wetlands buffer and AURA of Spy Pond. The project was approved on 11/20/2018.

#### ATTACHMENTS:

Type	File Name	Description
Request for Certificate of Compliance	46_Spy_Pond_Parkway_Plan_10232018.pdf	46 Spy Pond Parkway Proposed Plan
Request for Certificate of Compliance	46_Spy_Pond_Parkway_Planting_Plan_10202018.pdf	46 Spy Pond Parkway Proposed Planting Plan
Request for Certificate of Compliance	46_Spy_Pond_Parkway_Recorded_OOC_11292018.pdf	46 Spy Pond Parkway OOC
Request for Certificate of Compliance	46_Spy_Pond_Parkway_RCOC_Cover_Letter_08252020.PDF	46 Spy Pond Parkway Request for COC Letter
Request for Certificate of Compliance	46_Spy_Pond_Parkway_RCOC.pdf	46 Spy Pond Parkway Request for COC
Request for Certificate of Compliance	46_Spy_Pond_Parkway_As-Built.PDF	46 Spy Pond Parkway As Built
Request for Certificate of Compliance	46_Spy_Pond_Parkway_COC_Additional_Letter_02252021.pdf	46 Spy Pond Parkway RCOC Additional Letter

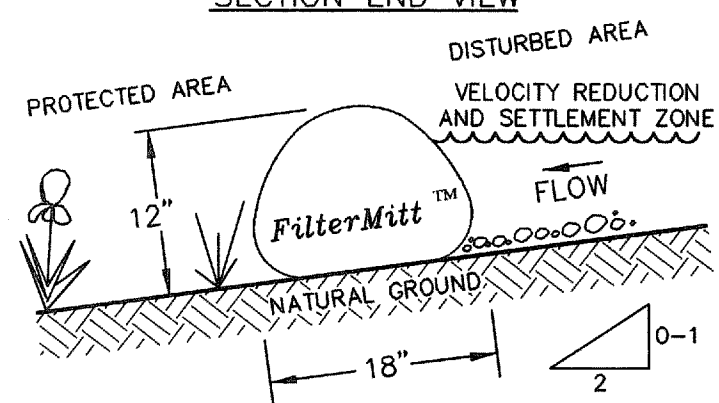
1. ELEVATIONS REFER TO NAD 83, BENCHMARK: PK NAIL SET IN UTILITY POLE NEAR THE SOUTH EAST PROPERTY CORNER, ELEVATION = 11.9.
2. THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY CROSSINGS OF PROPOSED AND EXISTING UTILITIES.
3. MASSACHUSETTS STATE LAW REQUIRES UTILITY NOTIFICATION AT LEAST THREE BUSINESS DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL DIG-SAFE AT 1-888-344-7233 IN ORDER TO COMPLY WITH STATE LAW.
4. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY DONE ON THE GROUND 10/28/17, 7/25/18.
5. ALL WORK SHALL BE SUBJECT TO THE INSPECTION BY AND APPROVAL OF THE TOWN ENGINEER & DPW.
6. IN CASES WHERE LEDGE OR BOULDERS ARE ENCOUNTERED, EVERETT M. BROOKS CO. WILL NOT BE RESPONSIBLE FOR THE AMOUNT OF ROCK ENCOUNTERED.
7. IF ANY PART OF THIS DESIGN IS TO BE ALTERED IN ANY WAY, THE DESIGN ENGINEER, AS WELL AS THE APPROVING AUTHORITIES, SHALL BE NOTIFIED IN WRITING BEFORE CONSTRUCTION.
8. ALL OF THE ROOF RUNOFF FROM THE PROPOSED ROOF SURFACES INDICATED SHALL BE COLLECTED BY GUTTERS AND DIRECTED TO THE PROPOSED LEACHING GALLEYS.
9. ALL TOPSOIL, SUBSOIL OR IMPERVIOUS SOIL MUST BE EXCAVATED AND REMOVED BELOW THE LEACHING GALLEYS AND TO A DISTANCE  $\frac{5}{8}$ " LATEROALLY IN ALL DIRECTIONS BEYOND THE SIDES OF THE GALLEYS. BACKFILL AS REQUIRED WITH CLEAN GRANULAR SAND, FREE FROM ORGANIC MATTER AND DELETERIOUS SUBSTANCES. THE SAND SHALL HAVE A PERCOLATION RATE OF 2 MINUTES PER INCH OR FASTER.
10. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE DESIGN ENGINEER FOR INSPECTIONS OR AS-BUILT LOCATIONS. EVERETT M. BROOKS CO. WILL NOT PROVIDE AS-BUILT CERTIFICATION TO UNINSPECTED BACKFILLED UTILITIES. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED PRIOR TO INSPECTIONS.
11. ANY PROPOSED WALLS BY OTHERS.
12. SOIL CONDITIONS AND GROUNDWATER ELEVATION SHALL BE EVALUATED AT THE TIME OF CONSTRUCTION. THE PROPOSED DRAINAGE SYSTEM SHALL BE MODIFIED, IF REQUIRED.



1. ENTRANCE WIDTH SHALL BE A TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS;
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT OUT PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS COMMONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED OUT PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.



N.T.S.



The diagram illustrates the Filler-Mitt™ system. A central vertical oval shape is labeled "Filler-Mitt™". To its left is a "PROTECTED AREA" containing three flower icons. To its right is a "DISTURBED AREA" containing several small circle icons. A horizontal double-headed arrow below the mitt indicates a width of "18\"". An arrow labeled "FLOW" points from the disturbed area towards the mitt.

The diagram illustrates the installation of two FilterMitt units on natural ground. The units are positioned between a wall and the ground, with an anchor securing them to the wall. The area between the wall and the units is labeled 'PROTECTED AREA'. The area between the units and the ground is labeled 'DISTURBED AREA'. The area between the units and the wall is labeled 'VELOCITY REDUCTION AND SETTLEMENT ZONE'. The ground is labeled 'NATURAL GROUND'. The units are labeled 'FilterMitt™'. The distance between the units is marked as 18" and 18". A flow arrow indicates 'FLOW' direction. A triangle with a 0-1 slope is shown at the bottom right.

The diagram illustrates the Anchor System for Filler-Matt™. It shows two vertical sections of the Filler-Matt™ material. The left section is labeled 'ANCHOR' and has a 'PROTECTED AREA' indicated by a dashed line. The right section is also labeled 'ANCHOR' and has a 'Min. Overlap' indicated by a dashed line. A horizontal dimension line between the two sections is labeled '18\".

2:1 SLOPES OR LESS  
SILTATION CONTROL DETAIL  
N.T.S.

OUTSIDE CASING: 100% organic hessian.  
FILLER INGREDIENT: ***FiberRoot Mulch***™

- A blend of coarse and fine compost and shredded wood.
- Particle sizes: 100% passing a 3" screen; 90–100% passing a 1" screen; 70–100% passing a 0.75" screen; 30–75% passing a 0.25" screen.
- Weight: Approx. 850 lbs./cu.yd. (Ave. 30 lbs./l.f.)

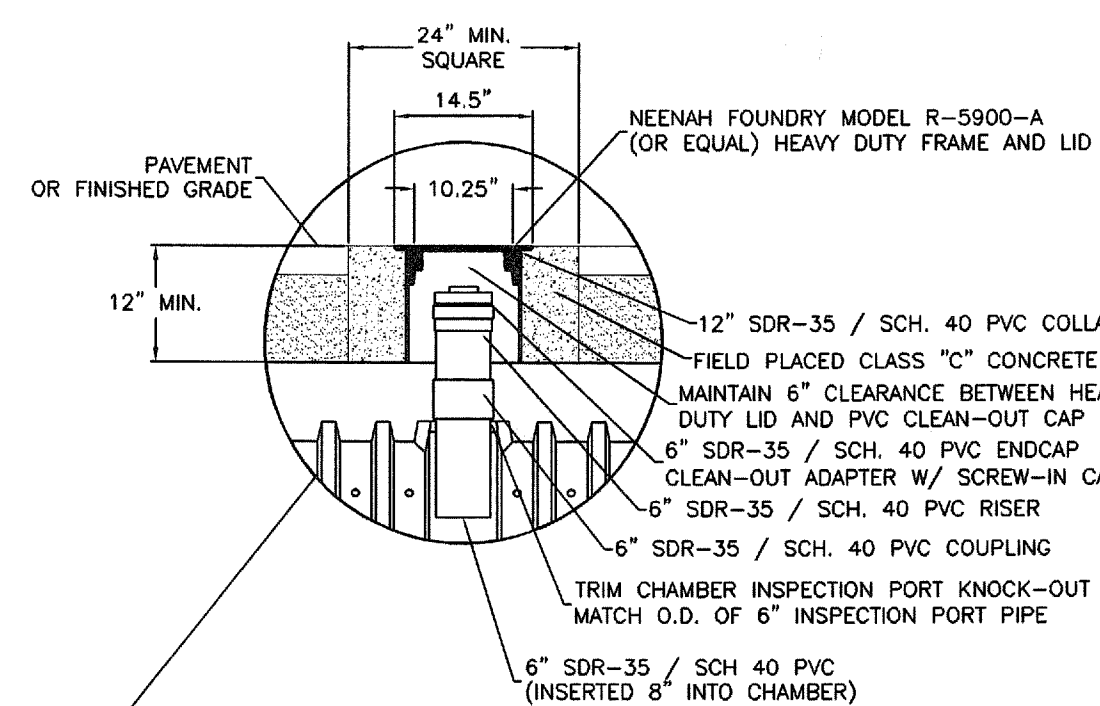
For more information visit:  
[www.groundscapecxpress.com](http://www.groundscapecxpress.com)  
or contact us at:  
**Groundscapes Express, Inc.**  
P.O. Box 737  
Wrentham, MA 02093  
(508) 384-7140

With the newest technology and equipment, sections can be constructed on site in lengths from 1' to 100'.

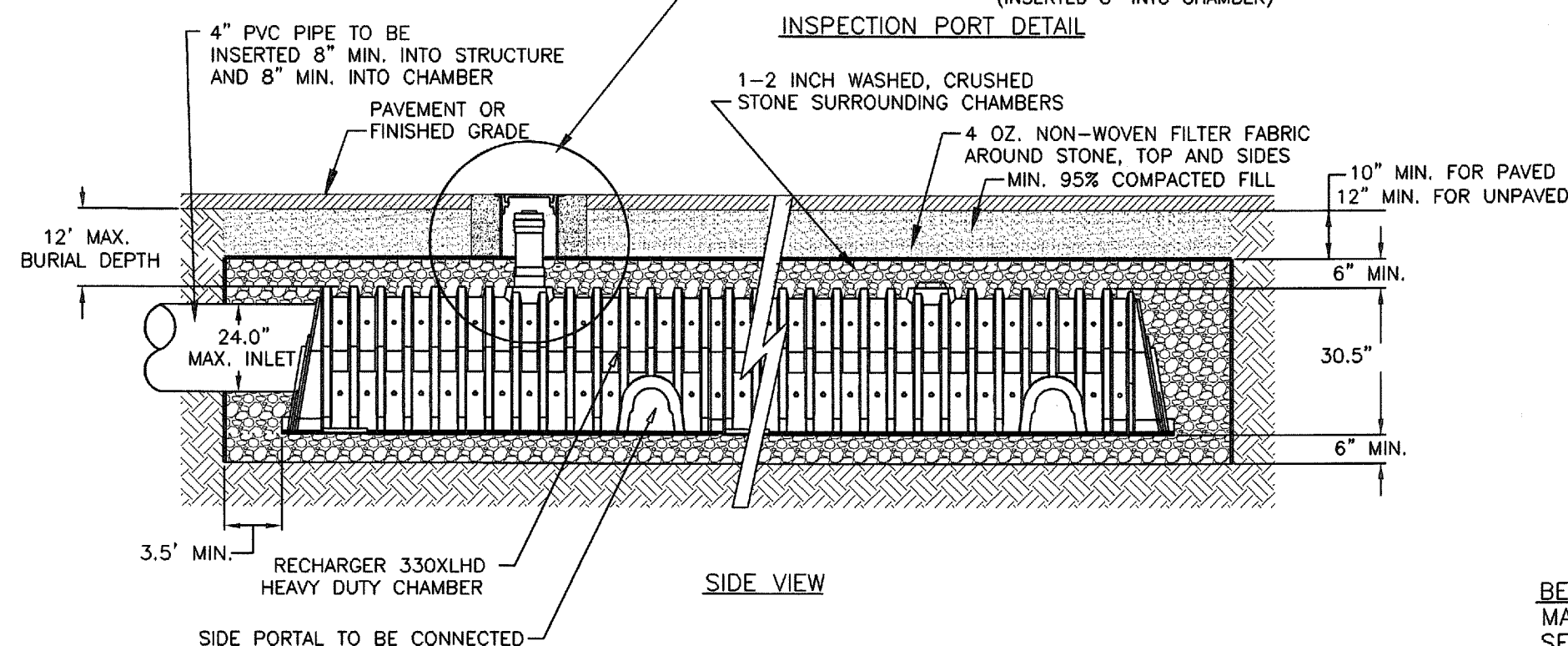
Sections can also be delivered to the site in lengths from 1' to 8'.

The flexibility of *FilterMitt*™ allows it to conform to any contour or terrain while holding a slightly oval shape at 12" high by 18" wide.

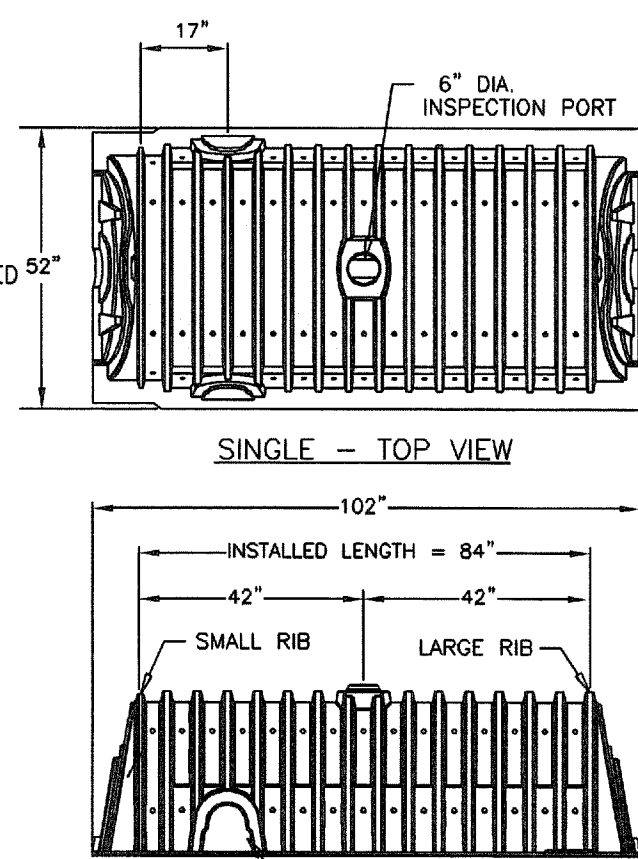
Where section ends meet, there shall be an overlap of 6" or greater. Both sides shall be anchored (oak stakes, trees, etc.) to stabilize the union.



INSPECTION PORT DETAIL



TRAFFIC APPLICATION	SIDE
<u>CULTEC RECHARGER 330XL CHAMBER SYSTEM</u>	
N.T.S.	



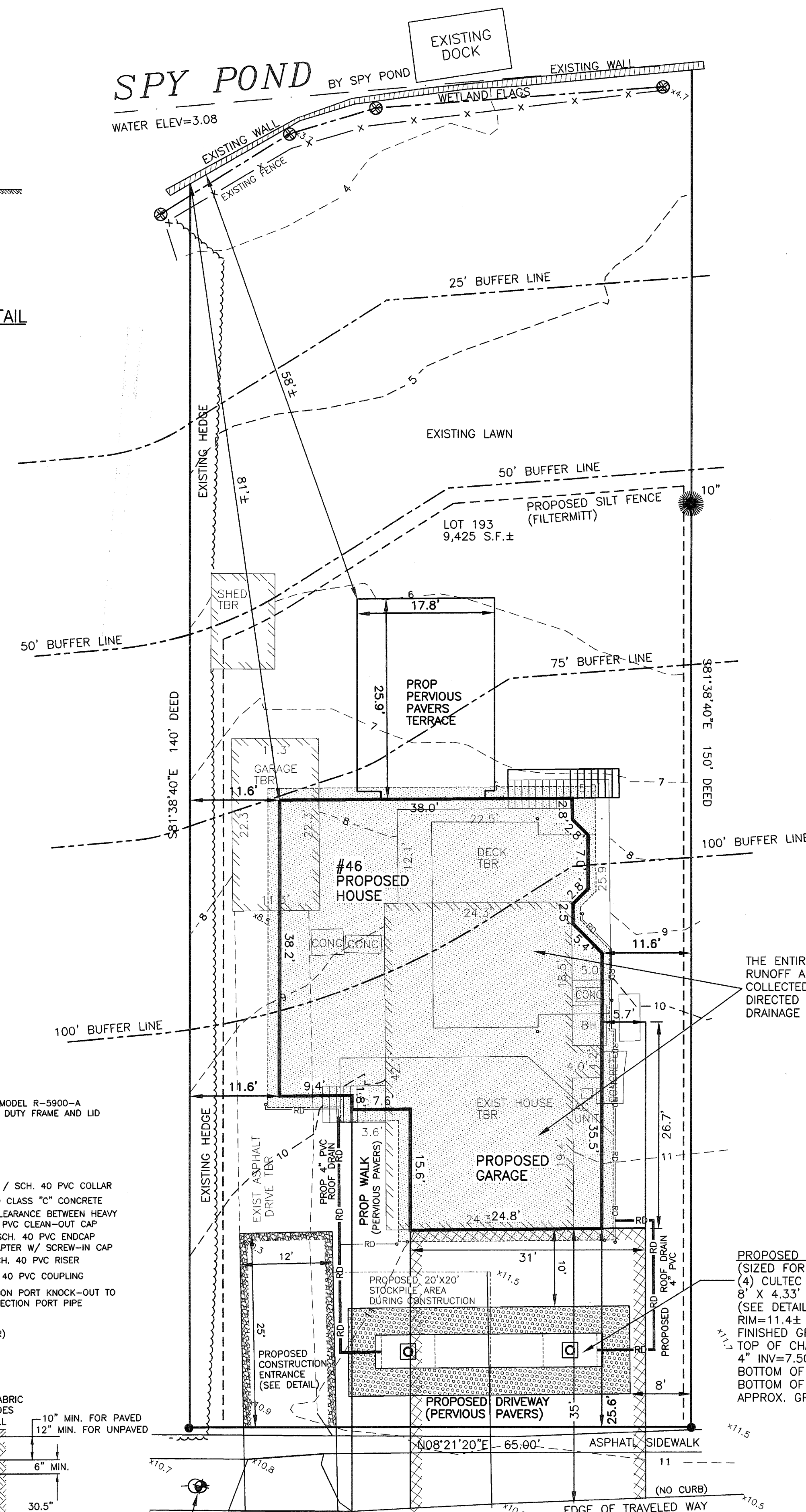
SINGLE - TOP VIEW

—INSTALLED LENGTH = 84"—

## TRAFFIC APPLICATION

## CULTEC RECHARGER 330XI CHAMBER SYSTEM

N.T.S.



SPY POND PARKWAY  
(60' WIDE PUBLIC)

BENCHMARK  
MAGNETIC NAIL  
SET IN UTILITY POLE  
ELEVATION 11.9  
NAD83

PROPOSED DRAINAGE SYSTEM  
(SIZED FOR THE 100-YR STORM)  
— 4" CULTC RECHARGER 330XL CHAMBERS  
8" X 4.33' W/ 3.5' STONE SURROUND  
(SEE DETAIL)  
RIM=11.4±  
FINISHED GRADE=10.9+  
TOP OF CHAMBERS=8.04  
4" INV=7.50  
BOTTOM OF CHAMBERS=5.50  
BOTTOM OF STONE=5.00  
APPROX. GROUNDWATER ELEVATION=3

46 SPY POND PARKWAY  
PROPOSED ADDITION

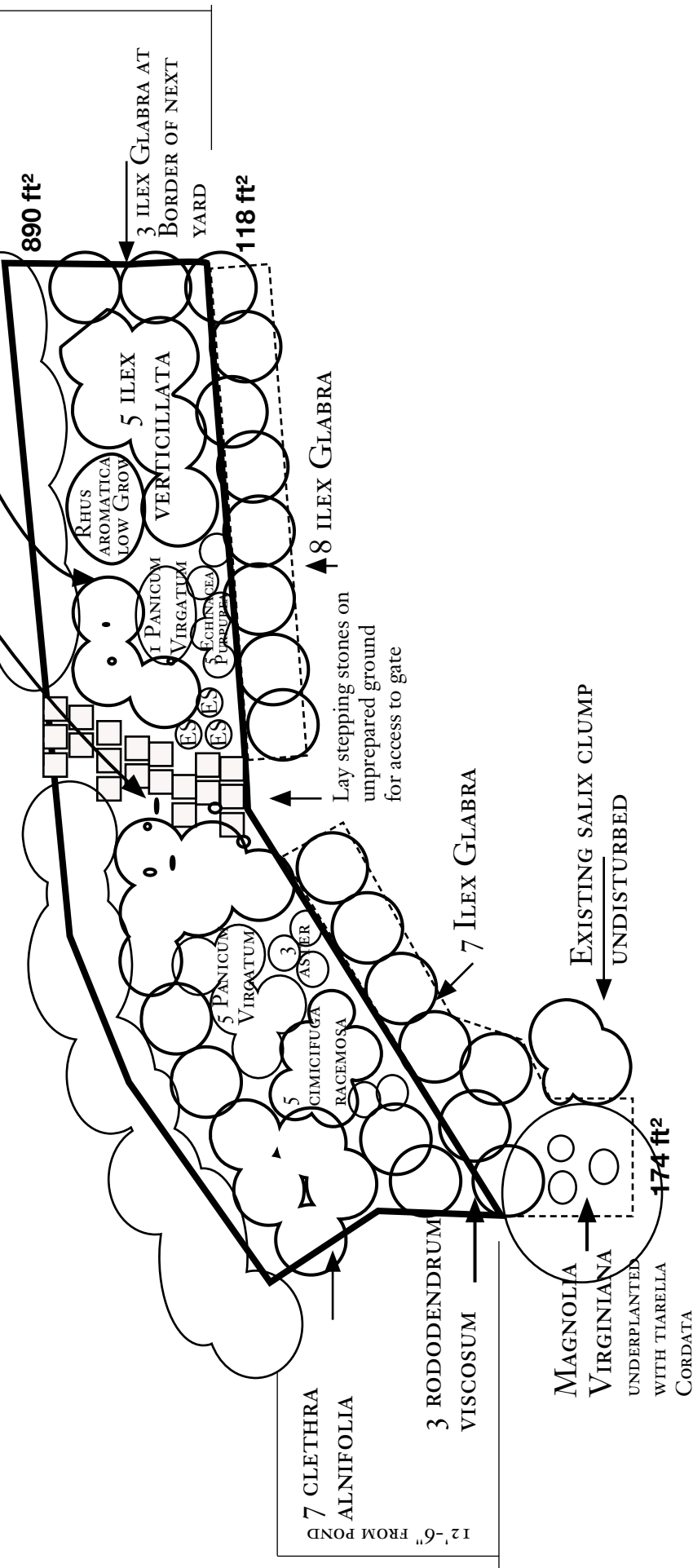
SCALE: 1 IN. = 10 FT.  
DATE: SEPTEMBER 4, 2018  
DRAWN: GA/ ES  
CHECK: BB & MSK

REVISIONS:		
10/23/18	VARIOUS REVISIONS	E

PROJECT NO. 24816

13 MYRICA  
PENSYLVANICA

EXISTING PLANTS AT WATER EDGE LEFT UNDISTURBED



NOTE:  
The 12 foot buffer constitutes 890 sq.ft.  
This leaves the existing clump of salix isolated in an awkward way so I have added the ilex band and the Magnolia. (dotted line) Combined they add 292 sq. ft.  
of  
Total planting area is therefore 1182 sq.ft.

# PLANT LIST

- 13 Myrica Pensylvanica, Bayberry
- 1 Rhus Aramatica, sumac
- 5 Ilex Verticellata, Winterberry, 1 male +4 female
- 6 Panicum Virgatum, Switch Grass
- 3 Erogrostis Spec., Purple Love Grass
- 5 Echinacea Purpurea, Coneflower
- 3 Aster Nove Angliae, New England Aster
- 5 Cimicifuga Racemosa, Snakeroot
- 7 Clethra Alnifolia, Sweet Pepper Bush
- 3 Rododendron Viscosum, Swamp Azalea
- 7 Tiarella Cordata, Foamflower
- 18 Ilex Glabra, Ink Berry
- 1 Magnolia Virginiana

HOME OF SEAN AND MARIMAR GALVIN  
46 SPY POND PARKWAY  
ARLINGTON, MA

12' VEGETATION BUFFER  
PLANTING  
OCTOBER 20,2018

The office of MICHAEL J SCANLON  
Interior Design Space Planning Architectural Detailing  
28 Holyoke Street, Boston, MA 02116 Tel 617-894-9785  
E-Mail mjs@mjscanlon.com  
National Council for Interior Design Qualificationcert #12167





2018 01802528  
Bk: 01478 Pg: 58 Cert#: 260345  
Doc: ORD 11/29/2018 10:52 AM



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**WPA Form 5 – Order of Conditions**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File #  
091-0300  
eDEP Transaction #  
Arlington  
City/Town

**A. General Information**

Please note:  
this form has  
been modified  
with added  
space to  
accommodate  
the Registry  
of Deeds  
Requirements

Important:  
When filling  
out forms on  
the  
computer,  
use only the  
tab key to  
move your  
cursor - do  
not use the  
return key.



1. From: Arlington  
Conservation Commission
2. This issuance is for  
(check one): a. ☒ Order of Conditions b. ☐ Amended Order of Conditions

3. To: Applicant:

Sean  
a. First Name Galvin  
b. Last Name

c. Organization

d. Mailing Address  
630 High Street, Medford

e. City/Town MA f. State 02155 g. Zip Code

4. Property Owner (if different from applicant):

a. First Name b. Last Name

c. Organization

d. Mailing Address

e. City/Town f. State g. Zip Code

5. Project Location:

46 Spy Pond Parkway  
a. Street Address Arlington  
b. City/Town 104 193

18  
c. Assessors Map/Plat Number 9-2  
d. Parcel/Lot Number

Latitude and Longitude, if known: 42d24m18.108s 71d9m21.06s  
d. Latitude e. Longitude

260345

MS



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**WPA Form 5 – Order of Conditions**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File #  
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**A. General Information (cont.)**

6. Property recorded at the Registry of Deeds for (attach additional information if more than one parcel):  
Middlesex South 260345  
a. County b. Certificate Number (if registered land)  
1478 58 Document #: 1709447  
c. Book d. Page
7. Dates: 7/19/2018 11/1/2018 11/20/2018  
a. Date Notice of Intent Filed b. Date Public Hearing Closed c. Date of Issuance
8. Final Approved Plans and Other Documents (attach additional plan or document references as needed):  
Plan of Land in Arlington, MA  
a. Plan Title  
Everett M. Brooks Co. Michael S. Kosmo (Engineer) 9/4/2018  
b. Prepared By c. Signed and Stamped by  
10/23/2018 1"=20'  
d. Final Revision Date e. Scale  
See attached  
f. Additional Plan or Document Title g. Date

**B. Findings**

1. Findings pursuant to the Massachusetts Wetlands Protection Act:

Following the review of the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act (the Act). Check all that apply:

- a. ☒ Public Water Supply b. ☐ Land Containing Shellfish c. ☒ Prevention of Pollution  
d. ☐ Private Water Supply e. ☐ Fisheries f. ☒ Protection of Wildlife Habitat  
g. ☒ Groundwater Supply h. ☒ Storm Damage Prevention i. ☒ Flood Control

2. This Commission hereby finds the project, as proposed, is: (check one of the following boxes)

Approved subject to:

- a. ☒ the following conditions which are necessary in accordance with the performance standards set forth in the wetlands regulations. This Commission orders that all work shall be performed in accordance with the Notice of Intent referenced above, the following General Conditions, and any other special conditions attached to this Order. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.



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**B. Findings (cont.)**

Denied because:

- b. ☐ the proposed work cannot be conditioned to meet the performance standards set forth in the wetland regulations. Therefore, work on this project may not go forward unless and until a new Notice of Intent is submitted which provides measures which are adequate to protect the interests of the Act, and a final Order of Conditions is issued. **A description of the performance standards which the proposed work cannot meet is attached to this Order.**
- c. ☐ the information submitted by the applicant is not sufficient to describe the site, the work, or the effect of the work on the interests identified in the Wetlands Protection Act. Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides sufficient information and includes measures which are adequate to protect the Act's interests, and a final Order of Conditions is issued. **A description of the specific information which is lacking and why it is necessary is attached to this Order as per 310 CMR 10.05(6)(c).**
3. ☒ Buffer Zone Impacts: Shortest distance between limit of project disturbance and the wetland resource area specified in 310 CMR 10.02(1)(a) 66.9  
a. linear feet

**Inland Resource Area Impacts:** Check all that apply below. (For Approvals Only)

Resource Area	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
4. <input type="checkbox"/> Bank	a. linear feet	b. linear feet	c. linear feet	d. linear feet
5. <input checked="" type="checkbox"/> Bordering Vegetated Wetland	a. square feet	b. square feet	12 c. square feet	12 d. square feet
6. <input type="checkbox"/> Land Under Waterbodies and Waterways	a. square feet	b. square feet	c. square feet	d. square feet
	e. c/y dredged	f. c/y dredged		
7. <input type="checkbox"/> Bordering Land Subject to Flooding	a. square feet	b. square feet	c. square feet	d. square feet
Cubic Feet Flood Storage	e. cubic feet	f. cubic feet	g. cubic feet	h. cubic feet
8. <input type="checkbox"/> Isolated Land Subject to Flooding	a. square feet	b. square feet		
Cubic Feet Flood Storage	c. cubic feet	d. cubic feet	e. cubic feet	f. cubic feet
9. <input type="checkbox"/> Riverfront Area	a. total sq. feet	b. total sq. feet		
Sq ft within 100 ft	c. square feet	d. square feet	e. square feet	f. square feet
Sq ft between 100-200 ft	g. square feet	h. square feet	i. square feet	j. square feet



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**B. Findings (cont.)**

**Coastal Resource Area Impacts:** Check all that apply below. (For Approvals Only)

	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
10. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below			
11. <input type="checkbox"/> Land Under the Ocean	a. square feet	b. square feet		
	c. c/y dredged	d. c/y dredged		
12. <input type="checkbox"/> Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes below			
13. <input type="checkbox"/> Coastal Beaches	a. square feet	b. square feet	c. nourishment cu yd	d. nourishment cu yd
14. <input type="checkbox"/> Coastal Dunes	a. square feet	b. square feet	c. nourishment cu yd	d. nourishment cu yd
15. <input type="checkbox"/> Coastal Banks	a. linear feet	b. linear feet		
16. <input type="checkbox"/> Rocky Intertidal Shores	a. square feet	b. square feet		
17. <input type="checkbox"/> Salt Marshes	a. square feet	b. square feet	c. square feet	d. square feet
18. <input type="checkbox"/> Land Under Salt Ponds	a. square feet	b. square feet		
	c. c/y dredged	d. c/y dredged		
19. <input type="checkbox"/> Land Containing Shellfish	a. square feet	b. square feet	c. square feet	d. square feet
20. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above			
	a. c/y dredged	b. c/y dredged		
21. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	a. square feet	b. square feet		
22. <input type="checkbox"/> Riverfront Area	a. total sq. feet	b. total sq. feet		
Sq ft within 100 ft	c. square feet	d. square feet	e. square feet	f. square feet
Sq ft between 100-200 ft	g. square feet	h. square feet	i. square feet	j. square feet





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**B. Findings (cont.)**

\* #23. If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.5.c (BWV) or B.17.c (Salt Marsh) above, please enter the additional amount here.

23. ☒ Restoration/Enhancement \*:

890

a. square feet of BWV

b. square feet of salt marsh

24. ☐ Stream Crossing(s):

a. number of new stream crossings

b. number of replacement stream crossings

**C. General Conditions Under Massachusetts Wetlands Protection Act**

The following conditions are only applicable to Approved projects.

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. The Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.
4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
  - a. The work is a maintenance dredging project as provided for in the Act; or
  - b. The time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance. If this Order is intended to be valid for more than three years, the extension date and the special circumstances warranting the extended time period are set forth as a special condition in this Order.
  - c. If the work is for a Test Project, this Order of Conditions shall be valid for no more than one year.
5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order. An Order of Conditions for a Test Project may be extended for one additional year only upon written application by the applicant, subject to the provisions of 310 CMR 10.05(11)(f).
6. If this Order constitutes an Amended Order of Conditions, this Amended Order of Conditions does not extend the issuance date of the original Final Order of Conditions and the Order will expire on \_\_\_\_\_ unless extended in writing by the Department.
7. Any fill used in connection with this project shall be clean fill. Any fill shall contain no trash, refuse, rubbish, or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles, or parts of any of the foregoing.



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**C. General Conditions Under Massachusetts Wetlands Protection Act**

8. This Order is not final until all administrative appeal periods from this Order have elapsed, or if such an appeal has been taken, until all proceedings before the Department have been completed.
9. No work shall be undertaken until the Order has become final and then has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of the registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done. The recording information shall be submitted to the Conservation Commission on the form at the end of this Order, which form must be stamped by the Registry of Deeds, prior to the commencement of work.
10. A sign shall be displayed at the site not less than two square feet or more than three square feet in size bearing the words,  
"Massachusetts Department of Environmental Protection" (or, "MassDEP")  
"File Number            091-0300            "
11. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before MassDEP.
12. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.
13. The work shall conform to the plans and special conditions referenced in this order.
14. Any change to the plans identified in Condition #13 above shall require the applicant to inquire of the Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.
15. The Agent or members of the Conservation Commission and the Department of Environmental Protection shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.
16. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.



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**C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)**

17. Prior to the start of work, and if the project involves work adjacent to a Bordering Vegetated Wetland, the boundary of the wetland in the vicinity of the proposed work area shall be marked by wooden stakes or flagging. Once in place, the wetland boundary markers shall be maintained until a Certificate of Compliance has been issued by the Conservation Commission.
18. All sedimentation barriers shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. At no time shall sediments be deposited in a wetland or water body. During construction, the applicant or his/her designee shall inspect the erosion controls on a daily basis and shall remove accumulated sediments as needed. The applicant shall immediately control any erosion problems that occur at the site and shall also immediately notify the Conservation Commission, which reserves the right to require additional erosion and/or damage prevention controls it may deem necessary. Sedimentation barriers shall serve as the limit of work unless another limit of work line has been approved by this Order.
19. The work associated with this Order (the "Project")
- (1) ☐ is subject to the Massachusetts Stormwater Standards
  - (2) ☒ is NOT subject to the Massachusetts Stormwater Standards

**If the work is subject to the Stormwater Standards, then the project is subject to the following conditions:**

- a) All work, including site preparation, land disturbance, construction and redevelopment, shall be implemented in accordance with the construction period pollution prevention and erosion and sedimentation control plan and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Construction General Permit as required by Stormwater Condition 8. Construction period erosion, sedimentation and pollution control measures and best management practices (BMPs) shall remain in place until the site is fully stabilized.
- b) No stormwater runoff may be discharged to the post-construction stormwater BMPs unless and until a Registered Professional Engineer provides a Certification that:
- i. all construction period BMPs have been removed or will be removed by a date certain specified in the Certification. For any construction period BMPs intended to be converted to post construction operation for stormwater attenuation, recharge, and/or treatment, the conversion is allowed by the MassDEP Stormwater Handbook BMP specifications and that the BMP has been properly cleaned or prepared for post construction operation, including removal of all construction period sediment trapped in inlet and outlet control structures;
  - ii. as-built final construction BMP plans are included, signed and stamped by a Registered Professional Engineer, certifying the site is fully stabilized;
  - iii. any illicit discharges to the stormwater management system have been removed, as per the requirements of Stormwater Standard 10;



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**C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)**

iv. all post-construction stormwater BMPs are installed in accordance with the plans (including all planting plans) approved by the issuing authority, and have been inspected to ensure that they are not damaged and that they are in proper working condition;

v. any vegetation associated with post-construction BMPs is suitably established to withstand erosion.

c) The landowner is responsible for BMP maintenance until the issuing authority is notified that another party has legally assumed responsibility for BMP maintenance. Prior to requesting a Certificate of Compliance, or Partial Certificate of Compliance, the responsible party (defined in General Condition 18(e)) shall execute and submit to the issuing authority an Operation and Maintenance Compliance Statement ("O&M Statement") for the Stormwater BMPs identifying the party responsible for implementing the stormwater BMP Operation and Maintenance Plan ("O&M Plan") and certifying the following:

i.) the O&M Plan is complete and will be implemented upon receipt of the Certificate of Compliance, and

ii.) the future responsible parties shall be notified in writing of their ongoing legal responsibility to operate and maintain the stormwater management BMPs and implement the Stormwater Pollution Prevention Plan.

d) Post-construction pollution prevention and source control shall be implemented in accordance with the long-term pollution prevention plan section of the approved Stormwater Report and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Multi-Sector General Permit.

e) Unless and until another party accepts responsibility, the landowner, or owner of any drainage easement, assumes responsibility for maintaining each BMP. To overcome this presumption, the landowner of the property must submit to the issuing authority a legally binding agreement of record, acceptable to the issuing authority, evidencing that another entity has accepted responsibility for maintaining the BMP, and that the proposed responsible party shall be treated as a permittee for purposes of implementing the requirements of Conditions 18(f) through 18(k) with respect to that BMP. Any failure of the proposed responsible party to implement the requirements of Conditions 18(f) through 18(k) with respect to that BMP shall be a violation of the Order of Conditions or Certificate of Compliance. In the case of stormwater BMPs that are serving more than one lot, the legally binding agreement shall also identify the lots that will be serviced by the stormwater BMPs. A plan and easement deed that grants the responsible party access to perform the required operation and maintenance must be submitted along with the legally binding agreement.

f) The responsible party shall operate and maintain all stormwater BMPs in accordance with the design plans, the O&M Plan, and the requirements of the Massachusetts Stormwater Handbook.



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**C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)**

- g) The responsible party shall:
1. Maintain an operation and maintenance log for the last three (3) consecutive calendar years of inspections, repairs, maintenance and/or replacement of the stormwater management system or any part thereof, and disposal (for disposal the log shall indicate the type of material and the disposal location);
  2. Make the maintenance log available to MassDEP and the Conservation Commission ("Commission") upon request; and
  3. Allow members and agents of the MassDEP and the Commission to enter and inspect the site to evaluate and ensure that the responsible party is in compliance with the requirements for each BMP established in the O&M Plan approved by the issuing authority.
- h) All sediment or other contaminants removed from stormwater BMPs shall be disposed of in accordance with all applicable federal, state, and local laws and regulations.
- i) Illicit discharges to the stormwater management system as defined in 310 CMR 10.04 are prohibited.
- j) The stormwater management system approved in the Order of Conditions shall not be changed without the prior written approval of the issuing authority.
- k) Areas designated as qualifying pervious areas for the purpose of the Low Impact Site Design Credit (as defined in the MassDEP Stormwater Handbook, Volume 3, Chapter 1, Low Impact Development Site Design Credits) shall not be altered without the prior written approval of the issuing authority.
- l) Access for maintenance, repair, and/or replacement of BMPs shall not be withheld. Any fencing constructed around stormwater BMPs shall include access gates and shall be at least six inches above grade to allow for wildlife passage.

Special Conditions (if you need more space for additional conditions, please attach a text document):

**See attached Findings and Conditions**

20. For Test Projects subject to 310 CMR 10.05(11), the applicant shall also implement the monitoring plan and the restoration plan submitted with the Notice of Intent. If the conservation commission or Department determines that the Test Project threatens the public health, safety or the environment, the applicant shall implement the removal plan submitted with the Notice of Intent or modify the project as directed by the conservation commission or the Department.



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**D. Findings Under Municipal Wetlands Bylaw or Ordinance**

1. Is a municipal wetlands bylaw or ordinance applicable? ☒ Yes ☐ No
2. The Arlington Conservation Commission hereby finds (check one that applies):

- a. ☐ that the proposed work cannot be conditioned to meet the standards set forth in a municipal ordinance or bylaw, specifically:

1. Municipal Ordinance or Bylaw

2. Citation

Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides measures which are adequate to meet these standards, and a final Order of Conditions is issued.

- b. ☒ that the following additional conditions are necessary to comply with a municipal ordinance or bylaw:

Arlington Bylaw for Wetlands Protection

Title V, Art 8

1. Municipal Ordinance or Bylaw

2. Citation

3. The Commission orders that all work shall be performed in accordance with the following conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, the conditions shall control.

The special conditions relating to municipal ordinance or bylaw are as follows (if you need more space for additional conditions, attach a text document):

See attached Findings and Conditions



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### E. Signatures

This Order is valid for three years, unless otherwise specified as a special condition pursuant to General Conditions #4, from the date of issuance.

Please indicate the number of members who will sign this form.

This Order must be signed by a majority of the Conservation Commission.

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate Department of Environmental Protection Regional Office, if not filing electronically, and the property owner, if different from applicant.

Signatures:

*[Handwritten signatures of three individuals]*

*[Handwritten signature]*

☒ by hand delivery on

Date 11/20/2018

☐ by certified mail, return receipt requested, on

Date

### F. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate MassDEP Regional Office to issue a Superseding Order of Conditions. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order associated with this appeal will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order, or providing written information to the Department prior to issuance of a Superseding Order.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40), and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal ordinance or bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.



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## G. Recording Information

Prior to commencement of work, this Order of Conditions must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Conditions. The recording information on this page shall be submitted to the Conservation Commission listed below.

Arlington

Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

Arlington

Conservation Commission

Please be advised that the Order of Conditions for the Project at:

46 Spy Pond Parkway

Project Location

091-0300

MassDEP File Number

Has been recorded at the Registry of Deeds of:

Middlesex South

County

Book

Page

for:

Sean Galvin

Property Owner

and has been noted in the chain of title of the affected property in:

Book

Page

In accordance with the Order of Conditions issued on:

Date

If recorded land, the instrument number identifying this transaction is:

Instrument Number

If registered land, the document number identifying this transaction is:

Document Number

Signature of Applicant



DOCUMENTS REVIEWED

1. Notice of Intent for work at 46 Spy Pond Parkway, Arlington, MA, prepared by Goddard Consulting LLC, for the Applicant: Sean Galvin, dated July 16, 2018.
2. Wetland Border Report, prepared by Goddard Consulting LLC, dated July 24, 2018.
3. Square Footage Existing and Proposed Impermeable Area, prepared by Goddard Consulting LLC, amended March 2018, revised June 12, 2018, revised again October 12, 2018.
4. Existing Conditions Plan of 46 Spy Pond Parkway, prepared by Everett M. Brooks Co. and the Studio of Michael J Scanlon, stamped by Bruce Bradford, dated June 11, 2018, revised October 23, 2018.
5. Proposed Plan of 46 Spy Pond Parkway, prepared by Everett M. Brooks Co. and the Studio of Michael J Scanlon, stamped by Bruce Bradford, dated June 11, 2018, revised October 23, 2018.
6. Notations on Treatment of Landscape & Materials for Drive, Paths and Terrace, prepared by the Studio of Michael J Scanlon, dated June 30, 2018.
7. Detailed Plan of Land in Arlington, MA, prepared by Everett M. Brooks Co., stamped by Michael S. Kosmo (Civil) and Bruce Bradford (Land Surveyor), dated September 4, 2018, revised October 23, 2018.
8. Entire Proposed Roof Runoff Area and Drainage Analysis, prepared by Everett M. Brooks Co., stamped by Michael S Kosmos, dated September 4, 2018, revised September 27, 2018.
9. Alternatives Analysis, prepared by not listed, date not listed.
10. Climate Change Resilience Compliance, prepared by Goddard Consulting LLC, dated October 22, 2018.
11. Plan Showing Vegetated Buffer, prepared by Michael J Scanlon, dated October 20, 2018.
12. Existing Planting in the 100 Foot Buffer Plan, prepared by Michael J Scanlon, dated October 20, 2018.
13. Plan Showing 12 Foot Vegetation Buffer at Pond, prepared by Michael J Scanlon, dated October 20, 2018.
14. 12' Vegetation Buffer Planting Plan, prepared by Michael J Scanlon, dated October 20, 2018.

15. Letter from MassWildlife concerning proposed buffer planting, prepared by Mass Division of Fisheries & Wildlife, dated October 30, 2018.

PROCEDURAL SUMMARY

The Conservation Commission held a public hearing on the Notice of Intent on August 2, 2018. The hearing was continued several times at the request of the applicant. The Commission closed the hearing on November 1, 2018, and on November 15, 2018 deliberated and voted 7-0 to approve the Project with conditions under the Wetlands Protection Act (the "Act") and voted 7-0 to approve the Project with conditions under the Arlington Wetlands Protection Bylaw (the "Bylaw").

FINDINGS OF FACT AND LAW  
UNDER ARLINGTON WETLANDS PROTECTION BYLAW  
AND WETLANDS PROTECTION ACT

- A. The Project as approved involves the demolition and construction of a single family home on a parcel abutting Spy Pond. The new home will create a net increase of 144.25 square feet of impervious surface within the 100 foot wetland buffer/Adjacent Upland Resource Area. The project includes the construction of pervious-paved driveway, walkways, and backyard terrace. The project also includes the creation of a 890 square foot vegetated buffer toward the pond-end of the parcel near existing vegetation along the pond's bank. The project's drainage system captures the entire roof's runoff and infiltrates the water through a Cultec Recharger system.
- B. The parcel is approximately 9,425 square feet, located on Spy Pond, near the Spy Pond Parkway and Bay State Road intersection.
- C. The following Resource Areas are present on the site or within 100 feet of the lot lines: Bordering Vegetated Wetland ("BVW") and Adjacent Upland Resource Area ("AURA") (Bylaw) and Buffer Zone (Act) to Bank and BVW. The Commission finds accurate the delineation of Resource Areas shown on the approved Site Plan.
- D. The proposal also includes the construction of a native vegetated wetlands mitigation buffer.
- E. Based on the testimony at the public hearing, and review of the application materials and the documents listed above submitted during the public hearing, the Commission concludes that the proposed Project will not alter Resource Areas under the Act and Bylaw, the work as conditioned will not have significant or cumulative effects upon the interests of the Wetlands Protection Act or the Resource Area values of the Arlington Wetlands Bylaw when the conditions imposed are implemented to protect the Resource Area values. With the conditions contained herein, the Project meets the performance standards in the Bylaw Regulations and state Wetlands Regulations, 310 CMR 10.00.

Additional Special Conditions

In addition to the General Conditions (numbered 1 – 20 above), the Project is subject to the following Additional Special Conditions (under both the Act and Bylaw):

21. Work permitted by this Order and Permit shall conform to the Notice of Intent, the approved plans and documents (listed above), and oral representations (as recorded in hearing minutes) submitted or made by the Applicant and the Applicant's agents or representatives, as well as any plans and other data, information or representations submitted per these Conditions and approved by the Commission.
22. The provisions of this Order and Permit shall apply to and be binding upon the Applicant and Applicant's assignees, tenants, property management company, employees, contractors, and agents.
23. No work shall be started under this Order until: (a) all other required permits or approvals have been obtained and (b) the appeal period of ten (10) business days from the date of issue of this Order has expired without any appeal being filed and (c) this Order has been recorded in the Registry of Deeds. No work shall be started under this Permit until all other necessary permits or approvals have been obtained.
24. The Applicant shall ensure that a copy of this Order of Conditions and Permit for work, with any referenced plans, is available on site at all times, and that contractors, site managers, foremen, and sub-contractors understand its provisions.
25. Prior to starting work, the Applicant shall submit to the Commission the names and 24-hour phone numbers of project managers or the persons responsible for site work or mitigation.
26. Before work begins, erosion and sediment controls shall be installed at the limits of the work area. These will include a silt fence and 12 inch straw or silt wattle around the entire work area (haybales are not allowed and silt socks are preferred).
27. The contractor shall contact the Conservation Agent ([concomm@town.arlington.ma.us](mailto:concomm@town.arlington.ma.us) ; 781-316-3012) to arrange for a pre-construction meeting with the on-site project manager to walk through the Order of Conditions, confirm the wash out location, and walk the site to confirm the installation and placement of erosion controls prior to the start of any grading or construction work.
28. The contractor shall provide written Notice of the work start date to the Conservation Agent 48 hours prior to start of work.
29. All dumpsters must be covered at the end of each work day, and no dumpsters will be allowed overnight within the 100 foot Buffer Zone or Adjacent Upland Resource Areas ("AURA") or other Resource Areas.
30. No uncovered stockpiling of materials shall be permitted overnight within 100 feet of any waterway or water body.

31. Areas that are disturbed by construction and access activities shall as soon as possible be brought to final grade and reseeded and restabilized, and shall be done so prior to the removal of the erosion control barrier.
32. Arrangements shall be made for any rinsing of tools, equipment, etc. associated with on-site mixing or use of concrete or other materials such that the waste water is disposed of in the concrete wash out station-at least 50 feet from the resource area. In no case may waste water be discharged into or onto Resource Areas on or adjacent to the site. In no case may waste water be placed in stormdrains. Any spillage of materials shall be cleaned up promptly.
33. Any dirt or debris spilled or tracked onto any paved streets shall be swept up and removed daily.
34. No heavy equipment may be stored overnight within 50 feet of the wetland and no refueling or maintenance of machinery shall be allowed within the 100-foot Buffer Zone, 200-foot Resource Area, and Adjacent Upland Resource Area or within any Resource Area.
35. Any dewatering operations shall conform to the following:
  - (a) Notify the Conservation Commission that dewatering is required.
  - (b) Any catch basins, drain and outfalls to be used in dewatering operations shall be cleaned out before operations begin.
  - (c) Any water discharged as part of any dewatering operation shall be passed through filters, on-site settling basins, settling tank trucks, or other devices to ensure that no observable sediments or pollutants are carried into any Resource Area, street, drain or adjacent property.
  - (d) Measures shall be taken to ensure that no erosion or scouring shall occur on public or private property, or on the banks or bottoms of water bodies, as a result of dewatering operations.
36. The Commission, its employees, and its agents shall have the right of entry onto the site to inspect for compliance with the terms of this Order of Conditions and Permit until a Certificate of Compliance has been issued.
37. When requesting a Certificate of Compliance for this Order of Conditions, the Applicant must submit a written statement from a Massachusetts professional engineer, registered land surveyor, or registered landscape architect certifying that the completed work complies with the plans referenced in this Order, or provide an as-built plan and statement describing any differences.
38. The existing driveway shall be used as the construction entrance. One (1) foot of crushed stone shall be placed in the construction entrance.
39. At least 21 days prior to commencement of work, a revised Detailed Plan of Development shall be submitted by the Applicant and approved by the Conservation Commission clarifying the pervious paver depth (currently listed as "variable") of the driveway, walkways, and terrace. A minimum installation depth of two (2) feet shall be constructed for all pervious pavement.

40. At least 21 days prior to commencement of work, A new Detailed Plan of Development shall be submitted by the Applicant and approved by the Conservation Commission clarifying the size of the backyard pervious terrace. The backyard pervious terrace shall be constructed as a 17' x 17', rather than 25.8' x 17.8' as listed on the plans. These terrace dimensions and perviousness shall be a continuing condition that survives the expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.
41. Prior to plant installation, the Applicant shall submit planting plan details to the Conservation Commission for approval. Planting details shall include plant sizes, Latin names, regular names, number of plants, and transported method (containerized, balled-and-burlapped, etc.). All plantings shall be native and be installed and maintained according to the standards of the American Association of Nurserymen (AAN). This shall be a continuing condition that survives the expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.
42. To avoid adding excess nitrogen runoff into Spy Pond, the Applicant shall only treat the lawn with slow release nitrogen fertilizer. Application of this fertilizer cannot occur in the summer, or after storm events. Lawn fertilizer shall only be applied twice a year, in spring and fall. No herbicides shall be used to treat invasive or unwanted plants. New plantings shall only be fertilized once, during the initial planting year. No rodenticides shall be used to treat pest management issues. This shall be a continuing condition that survives the expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.
43. The Applicant shall install permanent markers (granite posts, etc.) along the lawn-facing edge of the vegetated buffer to prevent disruption and destruction, such as mowing. Maintenance of said permanent markings shall be a continuing condition that survives the expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.
44. Pervious surfaces shown on the project plans shall be maintained and not be replaced by impervious surfaces. This shall be a continuing condition that survives the expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.

Doc 01802528

①

Southern Middlesex Land Court  
Registry District

RECEIVED FOR REGISTRATION

On: Nov 29, 2018 at 10:52A

Document Fee 75.00

Receipt Total: \$75.00

NOTED ON: CERT 260345 BK 01478 PG 58

ALSO NOTED ON:

EVERETT M.

# BROOKS

COMPANY

August 25, 2020

Sean Galvin  
46 Spy Pond Parkway  
Arlington, MA

RE: 46 Spy Pond Parkway, DEP File # 091-0300

Dear Mr. Galvin

Enclosed please find one (1) print of the plan entitled "Plan of Land in Arlington, MA 46 Spy Pond Parkway As-Built", dated June 29, 2020, revised 8/13/20..

This office completed an as-built survey and site inspections of the project site between June 2020 and August 2020. We find that the enclosed plan differs from the Order of Conditions and the approved site plan dated September 4, 2018, revised 10/23/20, as follows:

1. The planting area adjacent to Spy Pond is 742 S.F., a reduction from the proposed 890 S.F. planting area.
2. The backyard terrace was constructed at 25.8' x 17.8' as shown on the referenced site plan not at 17' x 17' as noted in Condition 40 of the Order of Conditions.
3. A larger basement access was constructed at the rear of the house. The paver access terrace is 75 S.F. with 36 S.F. of an added wall and steps, an increase from the proposed 50 S.F. access.
4. The impervious area within the 100 Buffer Zone is 990 S.F., an increase from the proposed area of 771 S.F.
5. Note that Condition 41 will need to be addressed by the Landscape Architect.

If you have any questions regarding this project, please feel free to call our office.

Very truly yours,

EVERETT M. BROOKS COMPANY



Michael S. Kosmo, P. E.

SURVEYORS & ENGINEERS

49 Lexington Street West Newton, MA 02465 (617) 527-8750 Fax: (617) 332-1578 [www.everettbrooks.com](http://www.everettbrooks.com)

67 of 85



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 8A – Request for Certificate of Compliance**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

091-0300

Provided by DEP

**A. Project Information**

**Important:**

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

Sean D. Galvin and Marimar Galvin

Name

46 Spy Pond Parkway

Mailing Address

Arlington

MA

02474

City/Town

State

Zip Code

781-640-6865

Phone Number

2. This request is in reference to work regulated by a final Order of Conditions issued to:

Sean Galvin

Applicant

November 20, 2018

091-0300

Dated

DEP File Number

3. The project site is located at:

46 Spy Pond Parkway

Arlington

Street Address

City/Town

18

9-2 (Lot 193)

Assessors Map/Plat Number

Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for:

Sean Galvin

Property Owner (if different)

Middlesex

1478

58

County

Book

Page

260345

Certificate (if registered land)

5. This request is for certification that (check one):

☒ the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.

☐ the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.





**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

**WPA Form 8A – Request for Certificate of Compliance**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

091-0300

Provided by DEP

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**A. Project Information (cont.)**

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

☒ Yes

If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

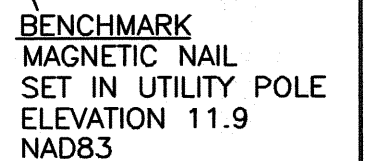
☐ No













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**B. Submittal Requirements**

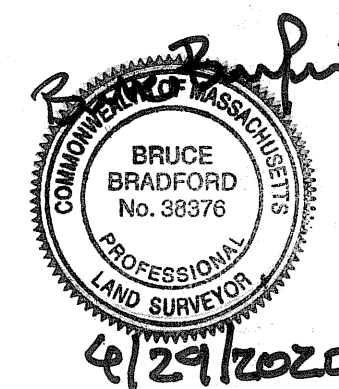
Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).

1. ELEVATIONS REFER TO NAD 83. BENCHMARK: PK NAIL SET IN UTILITY POLE NEAR THE SOUTH EAST PROPERTY CORNER, ELEVATION = 11.9.
2. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY DONE ON THE GROUND JUNE 2020.
3. UTILITY INFORMATION PROVIDED BY CONTRACTOR.



	UTILITY POLE	--- 71 ---	EXISTING CONTOUR
	WATER GATE	— D —	DRAIN LINE
	HYDRANT	— RD —	ROOF DRAIN
	GAS GATE	— FD —	FOUNDATION DRAIN
	SEWER MANHOLE	— W —	WATER LINE
	DRAIN MANHOLE	— S —	SEWER LINE
	CATCH BASIN	— G —	GAS LINE
	TREE	— OHW —	OVERHEAD WIRES
	LIGHT POLE	— X —	FENCE
	SIGN		HEDGE
71.4 X	SPOT ELEVATION		TRF F LINE

DEED REFERENCE:  
BK 1478 PG 58  
PLAN REFERENCE:  
L.C.C. 16919 D



SCALE: 1 IN. = 10 FT.  
DATE: JUNE 29, 2020  
DRAWN: GA/ ES  
CHECK: BB & MSK

**REVISIONS:**

PROJECT NO. 24816

ESTABLISHED 1916

**EMB**

**EVERETT M. BROOKS CO.**  
**SURVEYORS & ENGINEERS**  
49 LEXINGTON STREET  
WEST NEWTON, MA 02465

(617) 527-8750  
info@everettbrooks.com



February 25, 2021

Arlington Conservation Commission  
Arlington Town Hall  
730 Massachusetts Avenue Annex  
Arlington, Massachusetts 02476  
Attention: Emily Sullivan, Administrator

RE: 46 Spy Pond Parkway, Arlington, MA  
DEP Number: 091-0300

Dear Ms. Sullivan:

As you are aware, this office represents the owners Sean D. Galvin and Marimar Galvin relating to the outstanding Order of Conditions for the above-referenced property. On or about July 7, 2020, a Request for Certificate of Compliance was filed along with As Built Plans. As a result of said filing, the Commission had a few outstanding questions and concerns.

The purpose of this letter is to address the Commission's questions and concerns and also request to be placed on the agenda for your next public meeting so that we can address this matter.

It is our understanding that the outstanding questions and concerns cover a few of the Conditions, specifically:

Condition 39. At least 21 days prior to commencement of work, a revised Detailed Plan of Development shall be submitted by the Applicant and approved by the Conservation Commission clarifying the pervious paver depth (currently listed as "variable") of the driveway, walkways, and terrace. A minimum installation depth of two (2) feet shall be constructed for all pervious pavement.

Condition 40. At least 21 days prior to commencement of work, A new Detailed Plan of Development shall be submitted by the Applicant and approved by the Conservation Commission clarifying the size of the backyard pervious terrace. The backyard pervious terrace shall be constructed as a 17' x 17', rather than 25.8' x 17.8' as listed on the plans. These terrace

dimensions and perviousness shall be a continuing condition that survives the expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.

Condition 41. Prior to plant installation, the Applicant shall submit planting plan details to the Conservation Commission for approval. Planting details shall include plant sizes, Latin names, regular names, number of plants, and transported method (containerized, balled-and-burlapped, etc.). All plantings shall be native and be installed and maintained according to the standards of the American Association of Nurserymen (AAN). This shall be a continuing condition that survives the expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.

As we would like to discuss these matters in more detail at the public hearing, our brief response to each are as follows:

Condition 39. It is admitted that in ignorance, the Owners believed that the engineer, Everett Brooks, was reporting back to the Commission and that any issues would have been brought up at that time of installation. In addition, the Owners believed that the inspection by Ms. Sullivan at the time of construction was sufficient enough to fulfill this condition. However, the Owners can confirm that the installation of the pavers was done in accordance to the instructions as attached hereto. In addition, it is very noticeable from the grade of the back terrace that enough crushed stone was placed below the terrace to allow the pavers to infiltrate accordingly as designed.

Condition 40. When excavation to construct the house and back terrace began, the water table was much higher than expected. As a result, the back terrace had to be higher than what was originally proposed. In an effort to keep the stairs at a reasonable steepness as a result of the increase in height, the terrace had to be elongated in order to allow this. As a result of the increased height of the terrace, impervious area increased from the proposed 771 square feet to 990 square feet which is due to the increased stairway and wall only.

Condition 41. See attached updated planting plan showing all plantings installed on the property which should satisfy the Commission.

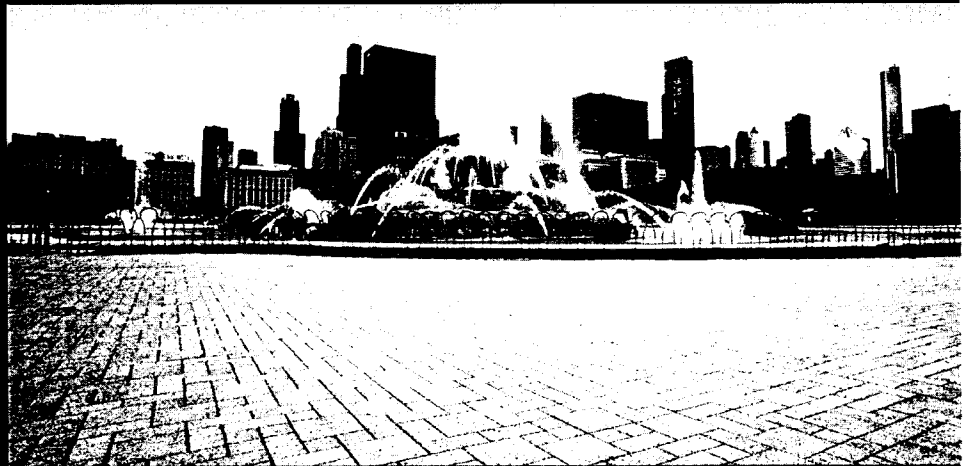
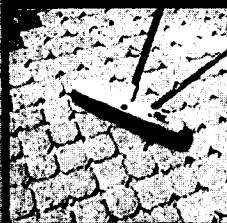
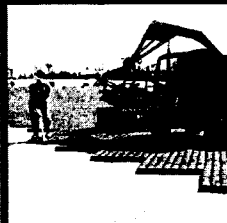
Please feel free to contact me with any additional questions or concerns with this matter and we look forward to discussing the particulars with you at your next public hearing.

Respectfully submitted,

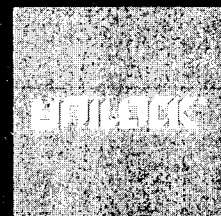
  
James A. Juliano

JAJ/abm

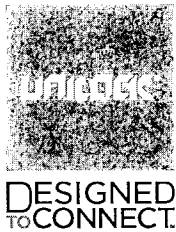
Enclosures



# PERMEABLE PAVER MAINTENANCE GUIDE



DESIGNED  
TO CONNECT



This guide is specific to Unilock® permeable pavers as a maintainable system for storm water runoff and does not cover cleaning concrete pavers themselves. Please see the Unilock Product Care and Maintenance Guide (available for download at [www.unilock.com](http://www.unilock.com)) for information on cleaning concrete pavers. The maintenance information in this guide is intended for Unilock permeable paver systems only and not for other types of permeable pavers or pervious systems.

Maintenance is necessary for any type of permeable pavement system, much like any impervious pavement with catch basins and underground infrastructure. Over the lifetime of the permeable paver system there will be a need to clean any sediment, soil, dirt and debris from the joint aggregate material to maintain a sufficient infiltration rate. Every project will vary in performance needs, as well as to the frequency in which the joint material must be cleaned. The surface infiltration rate must be greater than the regional 100 year rainfall intensity to adequately ensure no runoff is generated, which is only one goal for using permeable pavers. Unilock® suggests establishing a maintenance plan using the techniques in this document to prevent clogging.

Preceding Maintenance .....	4
Examples of Common Maintenance Issues .....	4
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Maintenance Equipment .....	6
Strategic Procedures for Maintaining Infiltration .....	8
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## PRECEDING MAINTENANCE

Before providing maintenance on permeable paver systems, proper installation and protection during construction is required. Here are a few conditions to observe, require and prevent for establishing a successful system:

### 1. Verify correct installation and materials:

- Hire contractors with knowledgeable experience installing permeable pavers.
- Review and approve all sub-base, base and joint aggregate materials.
- Do not allow sand and dense-graded aggregates.

### 2. Prevent construction damage:

- Limit subgrade soil compaction when infiltration is necessary.
- Restrict vehicles with muddy tires from driving over newly placed pavers.
- Do not mix aggregate materials.

### 3. Refill joint material:

- Once, between 3 and 6 months after initial installation.
- Repeat as needed - approximately every 5-10 years.

### 4. Avoid stockpiling of materials such as:

- Topsoil.
- Mulch.

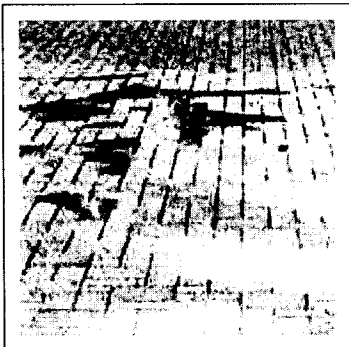
The proper materials and installation execution can be found in the Unilock specifications for permeable pavers. Both residential and commercial projects will utilize the same base, setting bed and joint aggregates. Some projects may not require sub-base materials, underdrainage or geotextile. It is not necessary to separate the setting bed from the base aggregates with a geotextile.

## EXAMPLES OF COMMON MAINTENANCE ISSUES

Below are several warning signs and visual clues of common maintenance issues which must be prevented and addressed or remediated to ensure continued surface infiltration.

### 1. Slow Draining/Runoff:

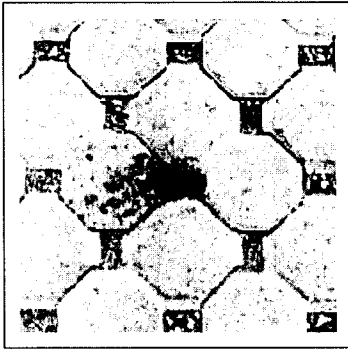
- Verify with simple infiltration testing or observe after rain storms.
- Surface should drain immediately.



### 2. Ponding and Bird Baths:

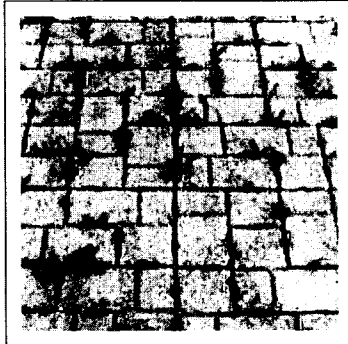
- Rule of thumb: if more than a nickel deep one minute after a rainfall event, maintenance is necessary.
- Verify correct materials were installed.
- Exceptions at bottom of slopes.





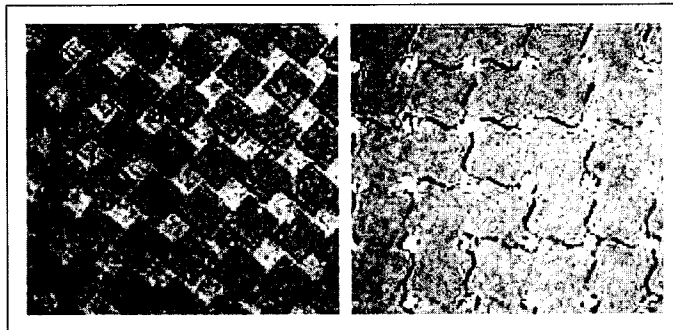
### 3. Surface Crusting:

- Identify if there is a problem such as run on sediments.
- Increase cleaning frequency in troubled areas.
- Remove debris immediately.



### 4. Weeds:

- Weeds will not germinate unless there is a collection of soil or moisture.
- Remove weeds immediately.
- Clean sediment from joint material.
- Chemical treatment may be required prior to maintenance removal.



### 5. Covered Joint Material:

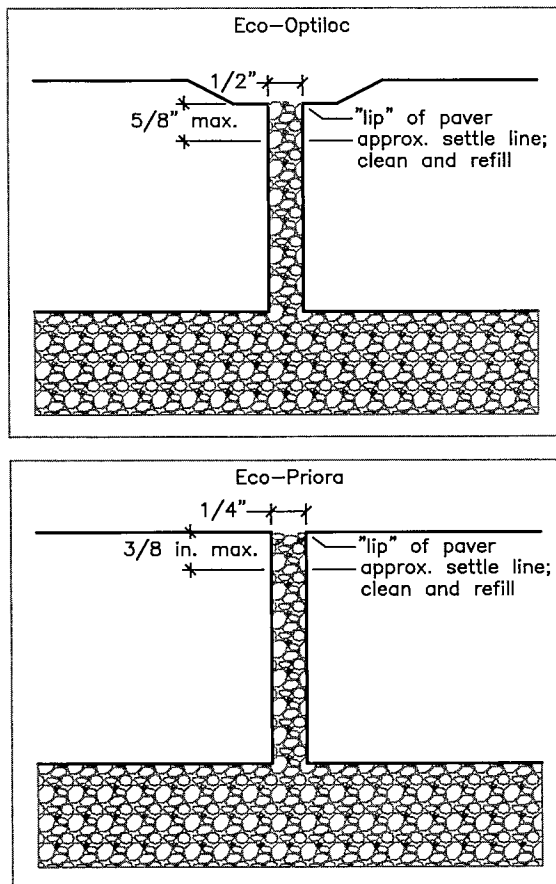
- Identify problem and correct.
- Remove immediately.
- Joint material should appear as photo on right.

These common problems can often be easily remedied by maintaining the proper joint aggregate level.

## MAINTENANCE TYPES

There are two service types for maintaining the integrity of a permeable paver system.

1. **Preventative** – removes most miscellaneous debris before being trapped in the joint aggregate material causing clogging. This usually does not require removal of any joint material to restore infiltration.
2. **Restorative** – requires some removal or complete removal of the joint material to renew infiltration. Occurs after miscellaneous debris has been captured and lodged in the joint aggregate.



**\*Note:** Both maintenance types will be most effective when the joint aggregate material is filled to the "lip" of the paver. If the joint material has settled more than the joint width, plus 1/8 inch below the paver lip, the maintenance equipment is significantly less effective and potentially more expensive.

## MAINTENANCE EQUIPMENT

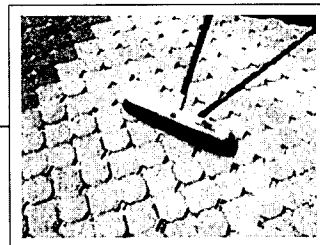
Maintenance equipment requirements will vary according to project size, age, and product type.

**Project Type 1:** For smaller pedestrian type areas such as sidewalks, driveways, plazas, patios or similar:

### **Preventative:**

#### **1. Hand-Held Bristle Broom**

- Available at any hardware store.
- Sweep as needed to keep the surface clear of debris.
- Approximate cost: \$15.



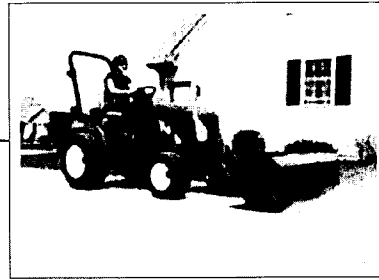
#### **2. Leaf Blower**

- Electric or gas powered.
- Minimum air speed of 120 mph.
- Joint aggregate material will remain in place while removing debris from paver surface.
- Approximate cost: \$50 to \$300.



### 3. Rotary Brush

- Poly bristles only.
- Flips debris from joint.
- Will require slight refilling of the joint aggregate material.
- Approximate cost: varies depending on attachment vehicle.



### *Restorative:*

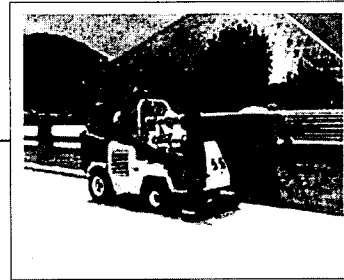
#### 1. Wet/Dry Shop Vacuum

- Minimum 4 HP (peak) motor with 130 cubic feet per minute suction.
- Will remove some joint aggregate material.
- Replenish removed joint aggregate material to "lip" of paver.
- Approximate cost: \$50 to \$150.



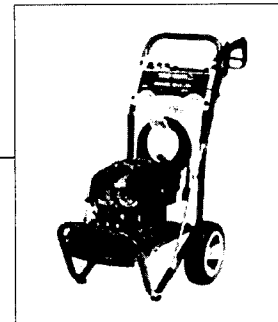
#### 2. Riding Litter Vacuum

- Tennant ATLV 4300.
- 48 inch wide vacuum head.
- 110 gallon capacity.
- Can also be used as a preventative technique.
- Will evacuate most debris from joint except for aggregate material.
- Approximate cost: approx. \$25K new.



### 3. Powerwasher

- Capable of spraying 1,400 to 1,800 psi.
- Spray at a 30 degree angle approximately 18 to 24 inches from the surface.
- Will evacuate joint material.
- Replenish removed joint aggregate material to "lip" of paver.
- Approximate cost: \$125 to \$500.



**Project Type 2:** For larger vehicular areas such as roads, parking lots, alleys, plazas or similar that can support vehicles:

### *Preventative:*

#### 1. Rotary Brush

- Poly bristles only.
- Flips debris from joint.
- Will require slight refilling of the joint aggregate material.
- Approximate cost: Varies depending on attachment vehicle.



## 2. Broom Sweepers

- Typical “street sweeper” type.
- Rotating curb brushes with center pickup.
- Poly bristles only.
- Do not utilize water to clean the surface as this can have detrimental effects on the cleaning.
- Best for seasonal cleaning.
- Approximate cost: \$100 to \$120 per hour from a service company.



## 3. Regenerative Air Sweepers

- Light duty suction cleaning.
- Utilizes stream of air blowing horizontally across surface and vacuuming.
- No rotating brushes.
- Approximate cost: \$45 to \$65 per hour from a service company.



### Restorative:

#### 1. Vacuum Sweepers

- Vacall Dynamic Multi-Purpose Vacuum.  
(top photo)
- Elgin Whirlwind.  
(bottom photo)
- Heavy duty cleaning.
- Minimum suction of 14,000 cubic feet per minute.
- Complete evacuation of joint aggregate material.
- Replenish removed joint aggregate material to “lip” of paver.
- Approximate cost: \$2.50 to \$4.50 per parking space.



#### 2. Powerwashers

- Capable of spraying 1,400 to 1,800 psi.
- Spray at a 30 degree angle approximately 18 to 24 inches from the surface.
- Will evacuate joint aggregate material.
- Replenish removed joint aggregate material to “lip” of paver.

## STRATEGIC PROCEDURES FOR MAINTAINING INFILTRATION

Observe and implement the following habitual procedures to ensure longevity of the system.

1. **Weekly** – prevent contamination from routine landscape maintenance such as grass clippings from mowing, hedge trimming, mulching plant beds, etc. by implementing the following joint opening cleaning procedures immediately after contamination occurs:
  - Hand broom debris from the paver surface.
  - Blow debris from the paver surface with backpack blower type device, collect and dispose.
  - Mechanically sweep paver surface.

2. **Monthly** – observe any collection areas of debris, dirt, topsoil, mulch, etc. after season events such as snowfall, rain storms, leaf litter, etc. and investigate if clogging is occurring. Immediately restore infiltration using the following cleaning options:
  - Break up any crust covering the joint aggregate material with hand broom for smaller areas or mechanically with a rotary sweeper for larger areas. Remove debris material.
  - When necessary, restore infiltration using wet/dry shop vacuum for small areas or vacuum truck for larger areas by removing debris from joint aggregate material.
  - Replenish joint aggregate material to “lip” of paver.
3. **Yearly** – establish a seasonal maintenance schedule that includes the following:
  - Sweep entire permeable paving surface with appropriate preventative sweeping devices.
  - Replenish joint aggregate material to “lip” of paver.
4. **Ten years plus** – plan long term maintenance to rejuvenate infiltration rates:
  - Complete restoration of the joint aggregate material.
  - Replenish joint with cleaned or new aggregate material to “lip” of paver.

## RECOMMENDED SEASONAL MAINTENANCE SCHEDULE

Unilock suggests establishing a best practices maintenance program to ensure longevity of the systems before restorative action is required. Biannual preventative maintenance is suggested as shown in the schedule below. This includes sweeping once in the early spring and once again in the late fall. Below is a preventative maintenance timeline that includes four maintenance suggestions:

1. **After the snow melt – March 1 through April 15**
  - Broom, blow, rotary brush or sweep entire surface.
  - Clean debris from paver surface in location of snow stockpile area.
  - Replenish joint aggregate material after cleaning.
  - Every fifth year, vacuum or power wash problem areas and refill joint material.
2. **Late Spring – April 1 through May 15**
  - Broom, blow, rotary brush or sweep flowers from trees and shrubs.
  - Collect any additional debris from areas mulched or planted with annual flowers.
  - Replenish joint aggregate material as necessary.
3. **Late Summer – July 15 through August 30**
  - Broom, blow, rotary brush or sweep lawn and shrub clippings or tree fruits.
  - Collect any additional debris from summer activities such as charcoal coals inadvertently dumped on the permeable surface, beach sand, etc.
  - Replenish joint aggregate material as necessary.
4. **Late Fall – October 15 through November 30**
  - Broom, blow, rotary brush or sweep plant leaves.
  - Replenish joint aggregate material as necessary.

Various factors will affect each project's preventative maintenance timeline and must be reviewed individually.

*See the Recommended Seasonal Maintenance Schedule chart on next page.*

Recommended Maintenance Schedule		Seasonal BMP			
		After Snow Melt	Late Spring	Late Summer	Late Fall
Techniques	<b>Project Type 1: Preventative - choose one</b>		1x per season	optional	1x per season
	Bristle Broom	**	*	*/**	*
	Leaf Blower	**	*	*/**	*
	Rotary Brush		*	*/**	*
	<b>Project Type 1: Restorative</b>		**		**
	Wet-Dry Vacuum	**	**	**	**
	Riding Litter Vacuum		*	**1x every 5 yrs.	*
	Powerwasher	**	**	**	**
	<b>Project Type 2: Preventative - choose one</b>		1x per season	optional	1x per season
	Rotary Brush		*		*
	Broom Sweepers		*		*
	Regenerative Air Sweepers		*		*
	<b>Project Type 2: Restorative</b>			** 1x every 10 yrs.	
	Vacuum Sweepers			**	
	Powerwasher	**	**	**	**

\* recommended

\*\* as needed per Strategic Procedures

## WINTER MAINTENANCE AND DE-ICING

Durability is one benefit that Unilock paving stones are known for. Almost all Unilock paving stones have a slight bevel around the edge of the stone. This helps protect the edges from potential chipping by snow clearing equipment. Always use a plastic snow shovel for paving stones. Also fit snow blowers with plastic shoes on the adjustable gliders and on the scoop edge.

When using commercial snow removal companies, confirm in writing they have protective edges on the snowplow equipment to avoid scratching the surface. Although the metal on snow clearing equipment will not adversely affect Unilock paving stones structurally, the contact of any steel on concrete can potentially leave tiny particles of metal in the paver surface which will rust and leave unsightly brown streaks. (A good example of this can be seen on the municipal curbs at the street). To reduce aesthetic damage to the paver surface, only use a polymer or rubber cutting edge on the plow.

De-icing substances, when used in proper amounts, will not damage good-quality concrete. They will, however, speed up the surface wear on some styles of pavers. Many of the exposed aggregate products and tumbled products are unaffected by virtue of their style.

### There are three primary types of de-icing salts:

- Sodium chloride (common rock salt) is the most popular de-icing salt. It is widely available and it will melt snow and ice at temperatures down to approximately 16° F. Below 16° F, rock salt stops melting snow and ice. Sodium chloride can damage adjacent grass, plants and metal. Apply with caution and use as sparingly as possible.
- Calcium chloride is another de-icing salt. It generally looks like small, white, round, pellets. It will melt snow down to about 0° F. It can irritate skin. Studies indicate that depending on the concentration, calcium chloride is less damaging to grass than sodium chloride is. Heavy concentrations of calcium chloride can chemically attack concrete.
- Potassium chloride is a de-icing salt available in some markets. It will not hurt skin or damage plants. However, it melts ice only when the air temperature is above 15° F, but it can be combined with sand to improve effectiveness.

*Note: Do not use magnesium chloride.*

*Note: Do not use sand for anti-skid with permeable pavers as it will clog the joint material.*

*Note: Fertilizers that contain ammonium nitrate and ammonium sulfate should not be used for de-icing since these substances attack the integrity of concrete. Always read the manufacturer's recommendations for use and heed all warnings and cautions.*

## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no text or other markings on the paper.

When we take care of the earth,  
it will ultimately take care of us.

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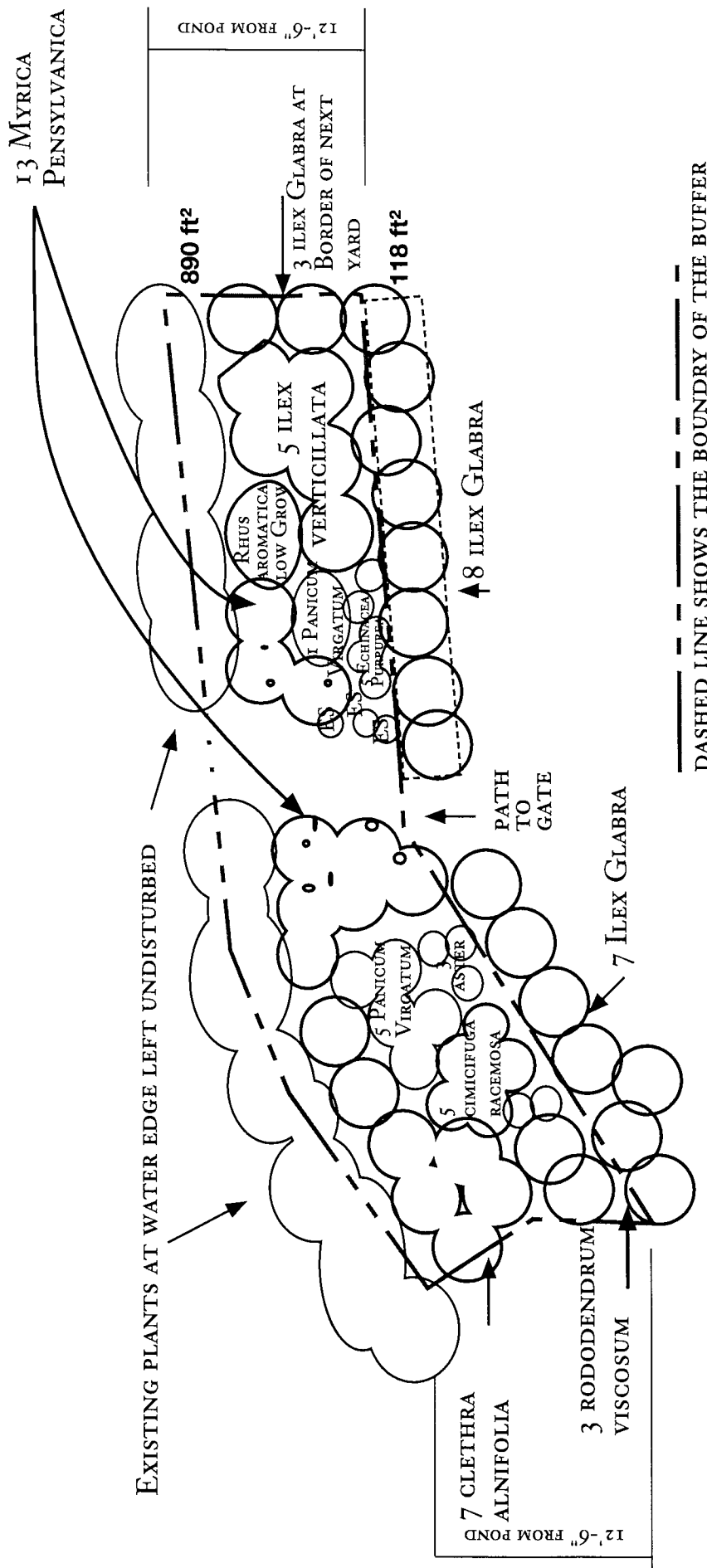


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#### PLANT LIST

- 13 Myrica Pensylvanica, Bayberry
- 1 Rhus Aramatica, sumac
- 5 Ilex Verticillata, Winterberry, 1 male +4 female
- 6 Panicum Virgatum, Switch Grass
- 3 Eragrostis Spec., Purple Love Grass
- 5 Echinacea Purpurea, Coneflower
- 3 Aster Nove Angliae, New England Aster
- 5 Cimicifuga Racemosa, Snakeroot
- 7 Clethra Alnifolia, Sweet Pepper Bush
- 3 Rododendron Viscosum, Swamp Azalea
- 7 Tiarella Cordata, Foamflower
- 18 Ilex Glabra, Ink Berry

#### NOTE:

The 12 foot buffer constitutes 890 sq.ft.  
This leaves the existing clump of salix isolated in an awkward way so I have added the ilex band and the Magnolia. (dotted line) Combined they add 292 sq. ft.

Total planting area is therefore 1182 sq.ft.

12 FOOT VEGETATION BUFFER  
46 SPY POND PARKWAY  
ARLINGTON, MA  
MAY 2020

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